



## 37B Beatty Avenue EAST VICTORIA PARK WA 6101

 4  2  2

\$640 per week

Date available: Now

[Book Inspection](#)

### It's Better on Beatty....

This spacious home in small group of 3 offers the best of both worlds with a quiet peaceful street but only a short walk away from the action.

#### THE LOCATION

Perfectly located within a short 5 minute walk from the train station, bus stops and the bustling Albany Highway precinct plus easy access to private and public schools. Not only that, the property is located less than 5km to Perth CBD and less than 4km to Curtin University!

#### THE RESIDENCE

- > Open plan living and dining plus a second living area
- > Spacious and modern kitchen with breakfast bar and plenty of storage
- > Ground floor bedroom with walk in robe and private ensuite, ideal for master bedroom or guest suite
- > 3 double bedrooms upstairs, all complete with robe
- > Family bathroom with bath upstairs plus extra downstairs toilet
- > Separate laundry with direct outdoor access
- > Carport parking with room for extra car behind gate

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#### THE FINER DETAILS

- > Split system airconditioning to 2 bedrooms
- > Ducted air conditioning throughout
- > Gas heating point to main living area
- > Suite of stainless steel kitchen appliances, including a dishwasher
- > Security screens to downstairs window
- > NBN available
- \* YES! Small pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1,280.00

Bond (4 weeks rent): \$2,560.00

Total Costs: \$3,840.00

#### HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery

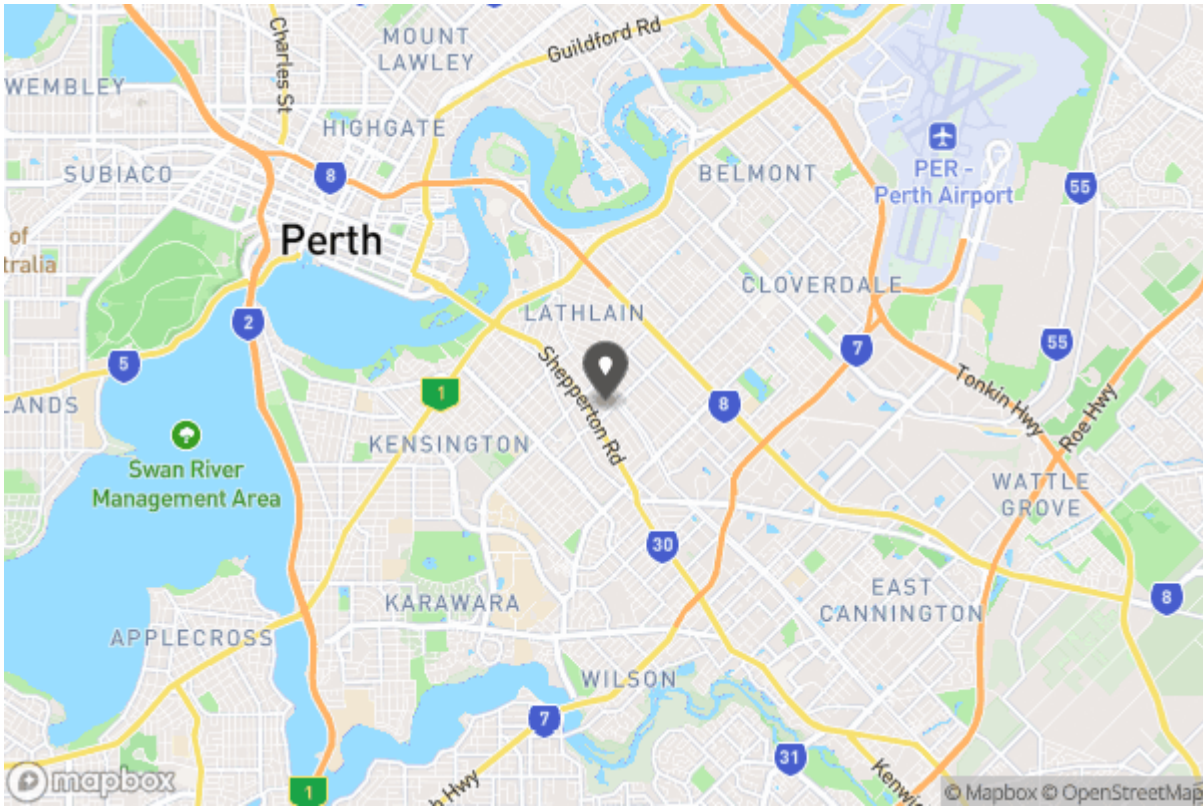




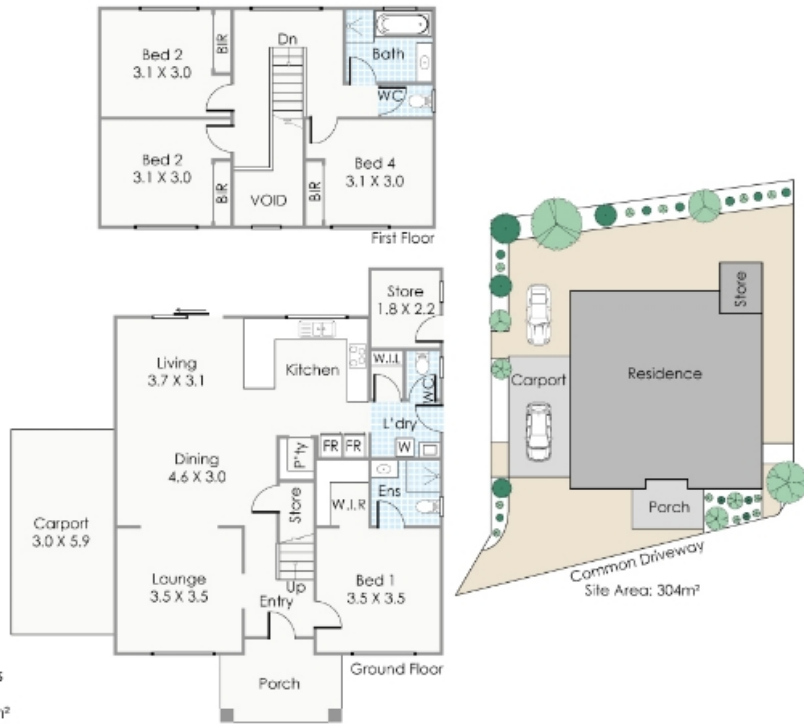




# Location Map



# Floor Plans



**Approximate Areas**

Ground Floor:	101m <sup>2</sup>
First Floor:	61m <sup>2</sup>
Carport:	18m <sup>2</sup>
Porch:	7m <sup>2</sup>
<b>Total Area:</b>	<b>187m<sup>2</sup></b>

This floorplan is for illustration purposes only to show the layout of the property. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Not to be used for any other purpose.  
[www.cribcreative.com.au](http://www.cribcreative.com.au)

 **37B Beatty Avenue, East Victoria Park**



Don't forget to confirm your inspection by SMS or email

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### Why Book with Jones Ballard

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=MD22298&uniqueID=R816032>