



## 38 Brighton Street WEST LEEDERVILLE WA 6007

 3  1  1

\$525 per week

Date available: 26 August 2022

[Book Inspection](#)

### Classic Character

Boasting an enviable postcode, this charming home combining classic design, with contemporary style and a premium location will tick all your boxes for comfortable and convenient living.

#### THE LOCATION

Tucked away on a quiet corner block you will be situated a fast 10 minutes from the CBD. With easy access to North & South entries to Mitchell freeway, you're just a stroll away from the bustling Leederville hub where amazing eateries and the ever popular Luna Cinema are located.

#### THE RESIDENCE

- > Beautiful wooden floorboards
- > High ceilings
- > Decorative cornices
- > Secure front porch
- > Large kitchen with plenty of room for dining table
- > Two large bedrooms
- > Bonus third bedroom OR sleepout

Jones Ballard

38 Brighton Street WEST LEEDERVILLE WA 6007

- > Air conditioning to lounge and sleepout
- > Retro bathroom with separate bath & shower
- > Rear access with undercover parking
- > Plenty of street parking
- > Garden shed for tenant use

Yes! Pets considered at owners discretion.

Ingoing Costs:

Two weeks rent: \$1,050.00

Bond (4 weeks rent): \$2,100.00

Total Costs: \$3,150.00

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 eBook 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.

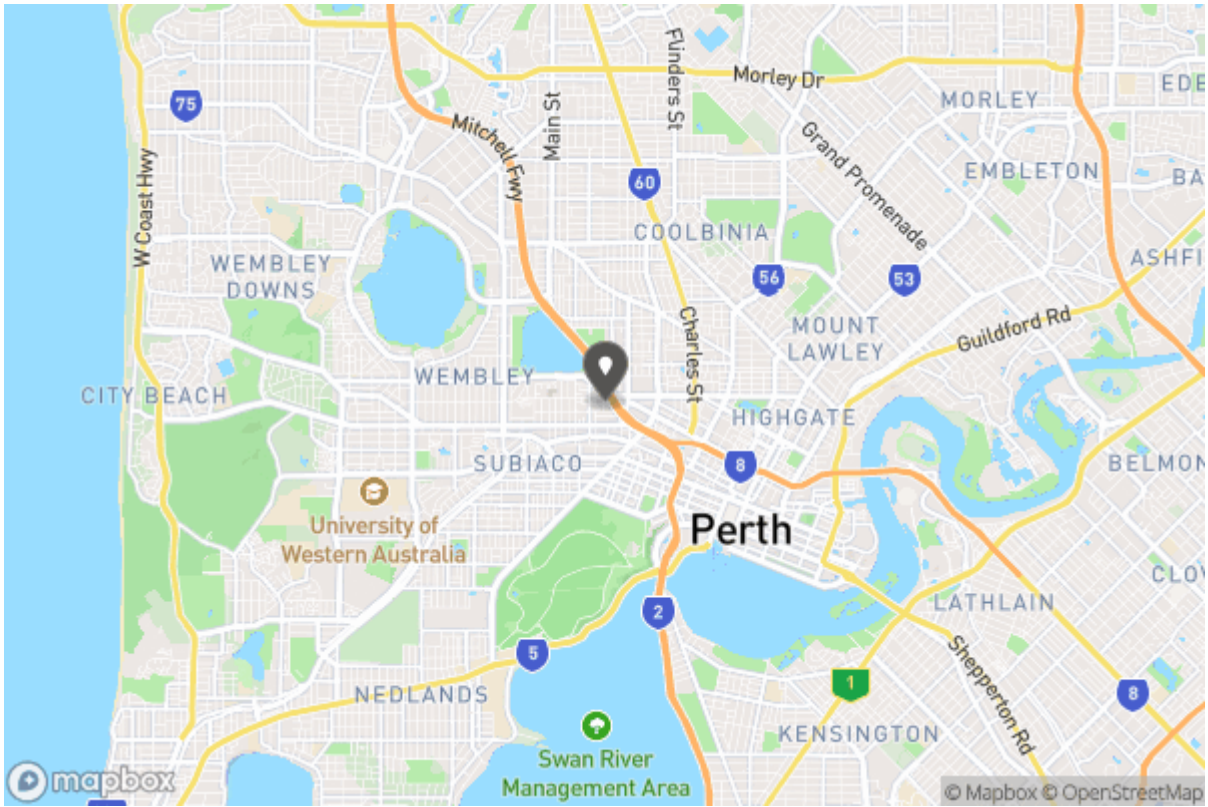
# Gallery



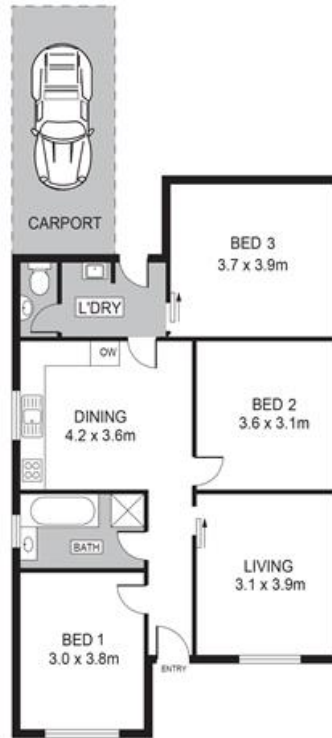




# Location Map



# Floor Plans



## 38 BRIGHTON STREET, WEST LEEDERVILLE

DISCLAIMER:  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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

Sheree Baillie

sheree.baillie@jonesballard.com.au

08 9474 1533  
175 Labouchere Road  
Como WA 6152



### 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=R815971>