



38A Manchester Street VICTORIA PARK WA
6100

 3  2  1

\$650 per week

Date available: 31 October 2023

[Book Inspection](#)

Conveniently Located, Lovely Living

This secure & beautifully kept property has lovely large spaces with plenty of room to entertain and make yourself at home.

THE LOCATION

Found in the heart of Victoria Park, this well presented home is perfectly located with street frontage, just a short stroll from the popular Vic Park caf  /restaurant strip and myriad of shops, this location offers quick easy access to Optus Stadium, Crown complex and the Swan River. With public transport, airports and shopping centres at your fingertips, plus only a few minutes' drive to the Perth CBD.

THE RESIDENCE

- > Paved courtyards to the front and rear of the property
- > Separate dining & living room
- > Master bedroom with ensuite
- > Two good sized bedrooms
- > Large main bathroom
- > Spacious kitchen

Jones Ballard

38A Manchester Street VICTORIA PARK WA 6100

- > Single automatic garage
- > Separate laundry

THE FINER DETAILS

- > Secure and spacious paved courtyards are perfect for entertaining
 - > Large double built in robe to master bedroom & access to rear courtyard
 - > Double built in robes to all other bedrooms
 - > Carpeted bedrooms & lounge
 - > Surplus kitchen storage with stainless steel gas cooking
 - > Low maintenance gardens to the front
 - > Double linen press cupboard for extra storage
 - > Security screens to windows
 - > Evaporative ducted air conditioning
 - > Gas bayonet to the lounge
 - > NBN ready
- Pets considered on application

Ingoing Costs:

Two weeks rent: \$1,300.00

Bond (4 weeks rent): \$2,600.00

Total Costs: \$3,900.00

HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

Simply go to our website: 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



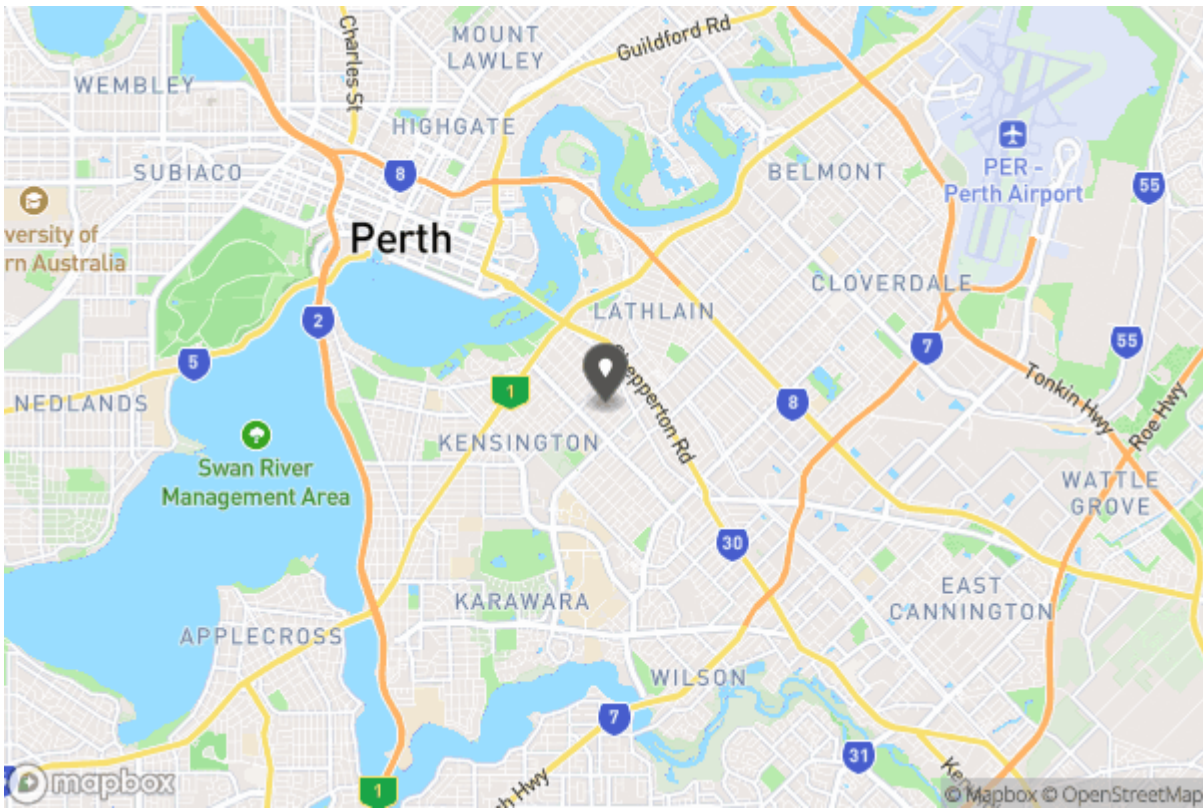




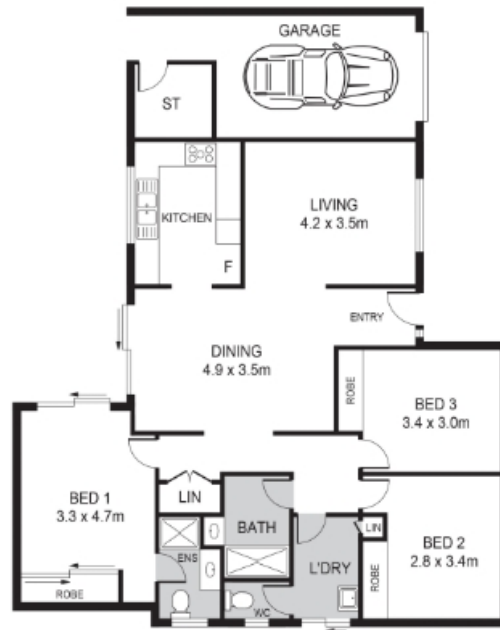
Jones Ballard



Location Map



Floor Plans



38A MANCHESTER STREET, VICTORIA PARK

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 MEASUREMENTS.



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

Kelly Paddison

kelly.paddison@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=R813119>