



38c Gresham Street VICTORIA PARK WA 6100

 4  2  2

\$950 per week

Date available: 19 August 2025

[Book Inspection](#)

More than meets the eye!

When you arrive at this gorgeous home you will be surprised by the generous proportions offered throughout including not one but two fabulous living areas. In such a private and ideal location, this property will appeal to a diverse demographic of tenants.

THE LOCATION

Prime Vic Park location where most errands can be achieved on foot! Walking to the popular cafes and vibrant retail shops at either end of the Albany Highway strip. Coffee shops, pubs and restaurants (Italian, Japanese, Lebanese, Chinese, Vietnamese) are just some of the many options available!

The Perth CBD, Curtin University, Crown Perth and the New Perth Stadium are only minutes by car or public transport.

THE RESIDENCE

- > New carpets will be installed in all bedrooms prior to the commencement of the tenancy.
- > Polished hardwood floors lead to a versatile first living area, ideal as a lounge, theatre, or guest bedroom.
- > The second living area is open-plan with a spacious dining area and a large kitchen featuring stainless steel appliances, ample storage, and over 6 meters of bench space.

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- > A sliding door opens to a north-facing courtyard, perfect for entertaining or growing herbs and veggies.
- > Ground floor includes a double remote garage, powder room, and laundry.
- > Upstairs, the master bedroom has dual walk-in robes, an ensuite with twin basins and showers, and a balcony with city views.
- > Bedroom two is nearly as large as the master; bedrooms three and four are also generously sized.
- > The main bathroom offers a shower, bathtub, and large vanity.
- > Climate control includes reverse cycle heating/cooling and ducted evaporative air conditioning.
- > Located behind a private security gate with only two homes, offering peace and privacy.
- > Features include video intercom, mesh security doors, and a lock-and-leave lifestyle.

THE FINER DETAILS

- > Ducted evaporative and dual R/C Air-conditioning
- > Stainless steel appliances
- > Meters of counter tops
- > Oodles of overhead kitchen cabinets
- > Loads of storage
- > Outstanding natural light
- > North facing courtyard
- > Balcony with full sized feature doors
- > Dual walk in robes for the master bedroom
- > City views

Ingoing Costs:

Two weeks rent: \$1,900.00

Bond (4 weeks rent): \$3,800.00

Total Costs: \$5,700.00

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

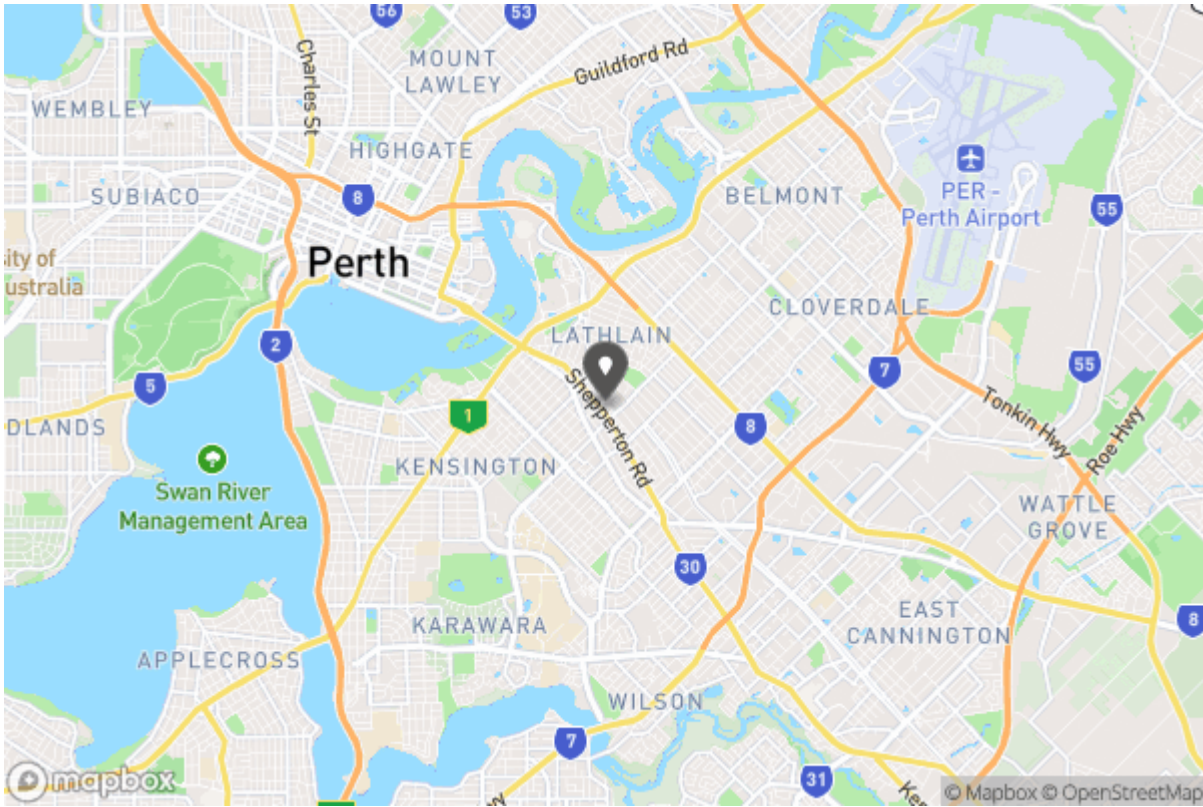








Location Map



Floor Plans



Approximate Areas

GROUND FLOOR

Residence: 85.58m²

Garage: 36.05m²

Store: 5.66m²

Porch: 2.52m²

FIRST FLOOR

Residence: 91.10m²

Balcony: 11.00m²

Total Area: 232.31m²

All measurements are estimates
All dimensions are in metres.
Plans are for demonstration only.
www.colsonmex.com.au



**38C Gresham Street,
Victoria Park**



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=R815767>