



4/16 Gwentyfred Road KENSINGTON WA  
6151

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\$550 per week

Date available: Now

[Book Inspection](#)

## This unit has to be seen to be believed!

Located in a well-maintained, leafy complex is where you'll find this sleek & stylish ground floor apartment which has just been fully renovated.

No expense has been spared, this beautiful space has been finished with quality fixtures & fittings taking it right to the top of your must-see list!

### THE LOCATION

This modern chic apartment is situated near the shores of the Swan River, with all the amenities of Kensington and Victoria Park at your doorstep. Endless dining and caf   options, Raphael Park and Mackie Street Reserve are within close walking distance plus convenient access to public transport 200mtrs away on either Canning Hwy or Berwick Street.

A perfect, comfortable and secure pad for FIFO workers, high rollers & footy fans you are only:

- > Approx 13k from Perth Airport
- > Approx 3km from Crown complex
- > Approx 4km from Optus Stadium
- > Approx 4km from Perth CBD
- > Approx 1km from Swan River cycle paths

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#### THE APARTMENT

- > Brand new gloss white kitchen with modern Subway tiled splash backs, SMEG dishwasher, Bosch ceramic glass hob and quality Electrolux under bench catalytic oven. There is plenty of cupboard space with ceiling high overhead cabinets, large fridge space, pantry storage, microwave recess and modern black quartz sink with Grohe mixer.
- > Spacious open plan living/ dining with easy care dust free hybrid flooring
- > King/Queen size master bedroom with recessed built in robes
- > Double sized second bedroom / Study (no robes)
- > Gloss white full height tiled bathroom with 2 draw vanity and mirrored wall cabinet offering additional storage for cosmetics.
- > Separate WC with clean half height tiling and new dual flush toilet
- > Laundry features built-in storage, provision for a top loader/front loader washing machine and includes a tumble dryer.
- > Double door hallway linen cupboard for additional storage
- > Allocated undercover parking bay for one car

#### THE FINER DETAILS

- > FREE water included in lease
- > Freshly painted throughout
- > Easy care Hybrid wood look flooring
- > Quality stainless steel appliances
- > Reverse cycle air conditioning to main living
- > Bright efficient multi dimming smart LED lighting
- > New plush pile carpets to bedrooms
- > New venetian slimline blinds
- > Front and rear security screen doors & security window screens to both bedrooms
- > Easy rear laundry door access to car bay

\* Sorry, no pets permitted at this complex

#### Ingoing Costs:

Two weeks rent: \$1,100

Bond (4 weeks rent): \$2,200

Total Costs: \$3,300

#### HOW TO VIEW THIS PROPERTY

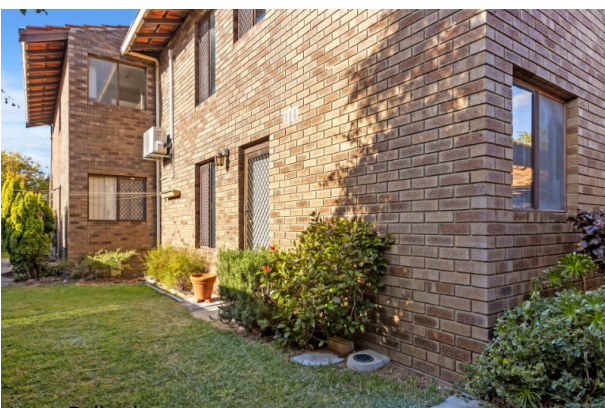
Arranging inspections is easy!

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.

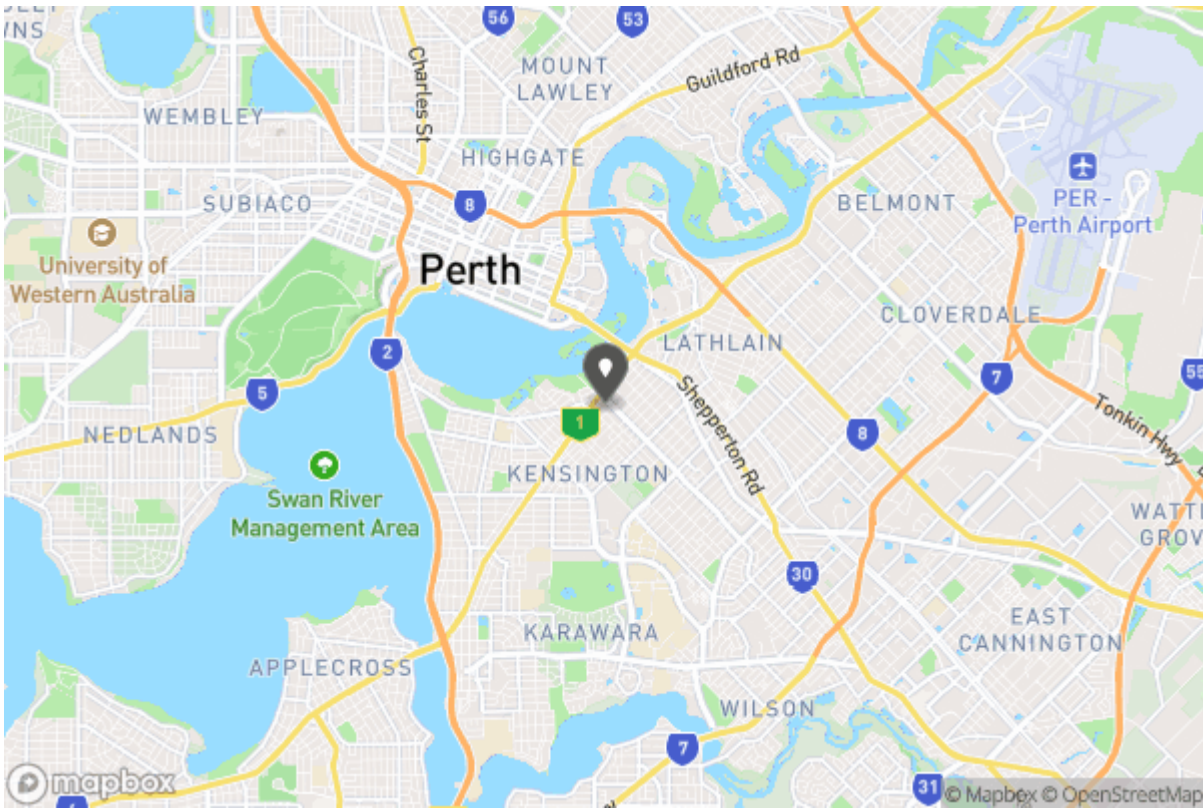
# Gallery



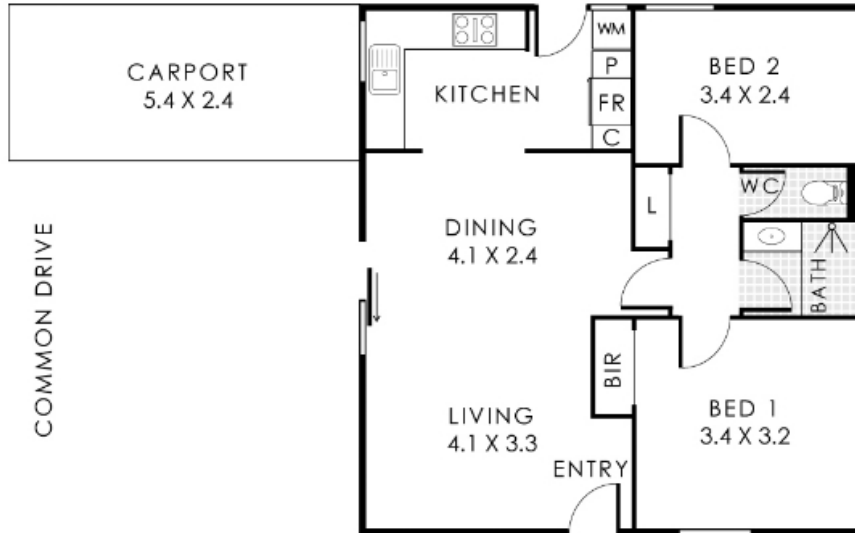




# Location Map



# Floor Plans



## 4/16 Gwennyfred Road, Kensington

Residence 67m<sup>2</sup> | Carport 13m<sup>2</sup>  
Total Area 80m<sup>2</sup>



This floor plan is for information only and does not constitute an offer of any property. All measurements and dimensions are approximate. Measurements and dimensions do not include or account for walls, floor coverings, stairs, etc. The floor plan is not to be used for any other purpose. For more information or to view the floor plan, please contact us at 08 9438 2222.



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

Tyron D'Uva

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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=R3125117>