



4 Hope Avenue MANNING WA 6152

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\$575

Date available: 14 August 2020

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## Love where you live! - UNDER APPLICATION

This stunning contemporary home sits right on the Salter Point border and blends thoughtful, quality design with lots of space to create a stylish sanctuary from your busy life.

This home is offered furnished, partly furnished or unfurnished - the choice is yours!

### THE LOCATION

Situated in a desirable area in close proximity to all amenities and schools including prestigious Aquinas College, Curtin and Murdoch Universities and Wesley and Penrhos Colleges. Just a few minutes' walk to the river, local parks, public transport and not to mention the brand new multi-million dollar Manning Community Hub right on your doorstep. A short drive to Waterford Plaza plus easy access to the CBD and south via the new Manning Road freeway exit.

### THE RESIDENCE

- > Large living and dining zone to rear of property
- > Modern kitchen with breakfast bar and stacks of storage
- > Second living area
- > King sized master bedroom with private ensuite his and hers built in robes
- > 2 secondary bedrooms each complete with double built in robe

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- > Separate study
- > Central family bathroom with separate bath and shower
- > Separate toilet
- > Separate powder room with dual access from ensuite
- > Separate laundry with direct outdoor access
- > Decked verandah overlooks gorgeous private front yard with great grassed area
- > Paved central alfresco entertaining and paved rear courtyard
- > Double remote controlled garage

#### THE FINER DETAILS

- > Split system air conditioning
- > Ceiling fans to all bedrooms and living areas
- > Gas heating point
- > Security alarm system
- > Wall mounted televisions to main living area and master bedroom
- > Roller shutter blinds to all bedrooms
- > Beautiful solid timber flooring throughout living areas
- > High ceilings throughout
- > Easy care gardens with automatic reticulation
- > NBN available

\* Pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1150.00

Bond (4 weeks rent): \$2300.00

Total Costs: \$3450.00

#### 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 Register to inspect button for that rental property. You can then enter your details and choose an inspection time.

Jones Ballard does NOT accept online applications through 1Form. Properties MUST be viewed and link for application form will be emailed to you following the inspection.

# Gallery

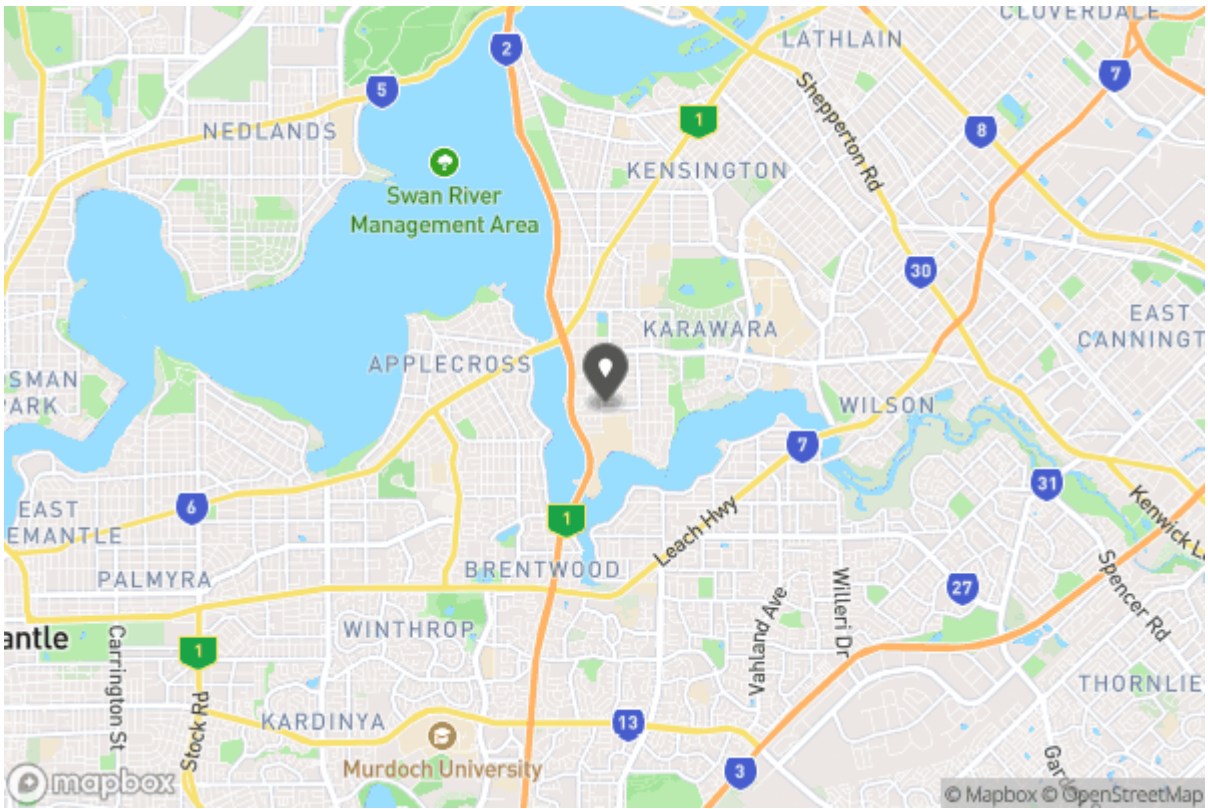








# Location Map





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

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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://www.2apply.com/Form?AgentID=MD22298&UniqueID=2539161>