



## 4 Somerset Street EAST VICTORIA PARK WA 6101

 2  1  2

\$595 per week

Date available: 8 October 2024

[Book Inspection](#)

### Life is good here.

Standing proud in one of East Vic Park's finest locations this private and secure home is neat as a pin - your Victoria Park lifestyle starts here!

#### THE LOCATION

From here you can easily take advantage of the local café strip and leave the cooking to someone else on a regular basis! 2 minutes down the road is The Park Center shopping precinct or the commute is a breeze with direct access to public transport and mere minutes into town. This is one central location you're going to love!

#### THE RESIDENCE

- > Open plan living and dining zone opening to front courtyard
- > Clean and fresh kitchen with ample storage
- > Fantastic rear entertaining area with feature hedged walls
- > Two upstairs bedrooms each with built in robe
- > Renovated bathroom upstairs
- > Separate toilets both upstairs and downstairs
- > Separate laundry with direct outdoor access

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> Parking for 2 cars (1 undercover)

#### THE FINER DETAILS

- > Gardening included in the rent
- > Reverse cycle air conditioning
- > Funky feature pendant lights in living area
- > Security screens throughout
- > Garden shed
- > NBN connected
- > Great natural light throughout

#### Ingoing Costs:

Two weeks rent: \$1190.00

Bond (4 weeks rent): \$2380.00

Total Costs: \$3570.00

#### 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 '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

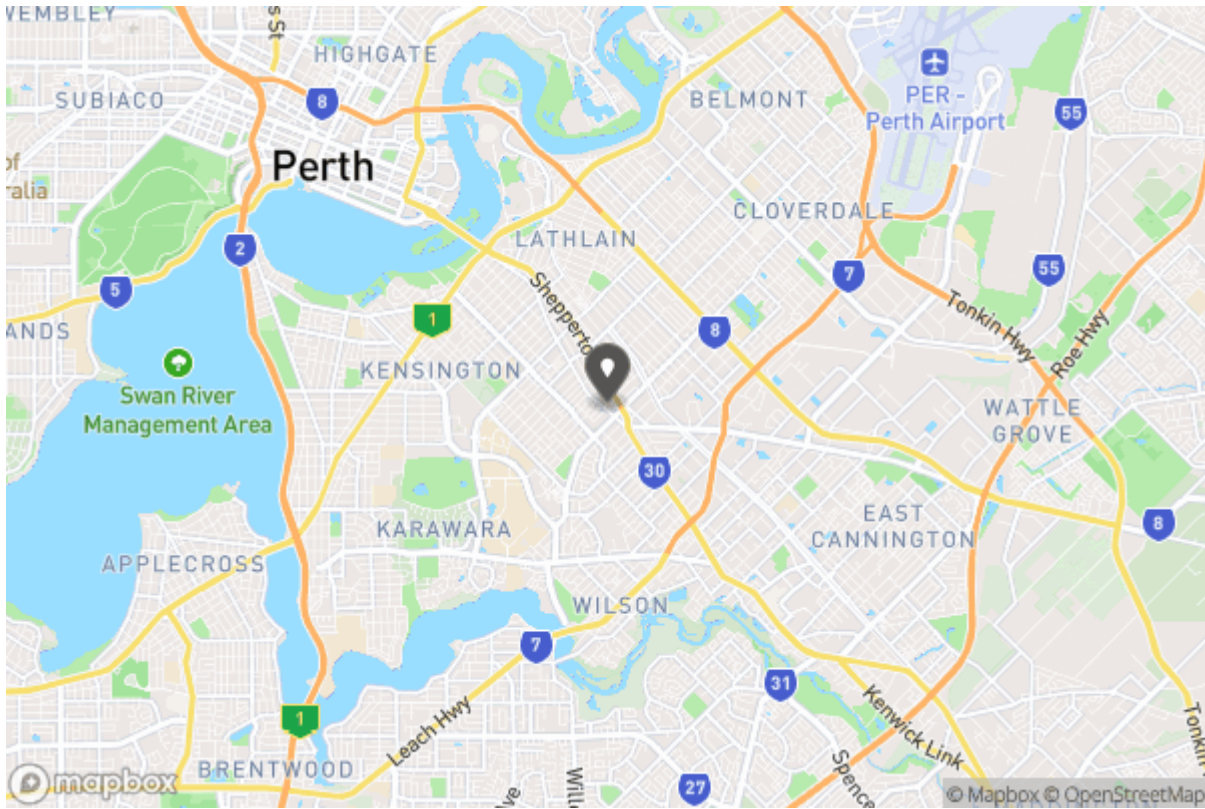
# Gallery



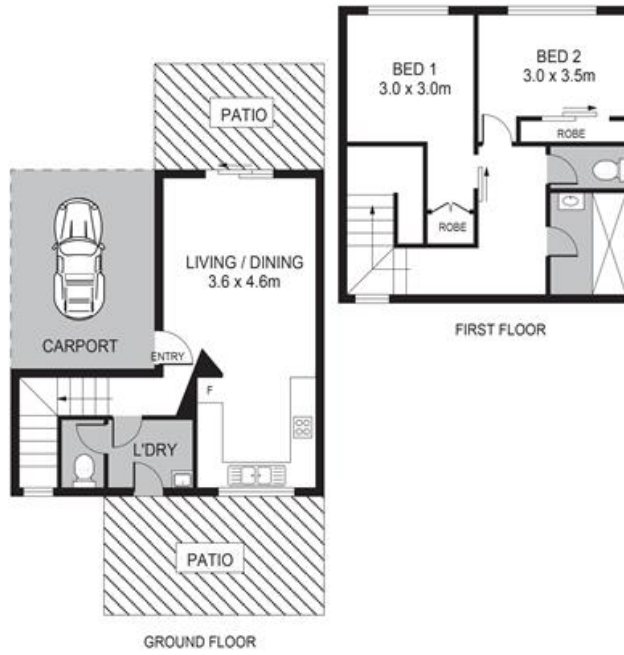




# Location Map



# Floor Plans



## 4 SOMERSET STREET, EAST VIC 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 INQUIRIES.



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

Kelly Paddison

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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://2apply.com.au/Property?agentID=MD22298&uniqueID=R815832>