41 New Cross Road KINGSLEY WA 6026

4 2 2

$795 per week

Date available: 3 October 2023
Book Inspection

Splish Splash

This stunning and generous home is ready for its next family to enjoy, just in time to enjoy the Perth summer in the pool and outdoor entertaining space.

THE LOCATION
> Woodvale Secondary College (in catchment) 1.5km
> Creaney Primary School (in catchment) 600m
> Halidon Primary School 700m
> St Luke's Catholic Primary 835m
> St Stephens School 2km
> Shepherd's Bush 300m
> Kingsley Reserve 400m
> Lake Goollelal 1.5km
> Kingsley Village Shopping Centre 500m
> Woodvale Shopping Centre 550m
> Kingsway City Shopping Centre 2.85km
> Whitfords Station 1.3km
> Hillarys Boat Harbour 13 mins

> Whitford City Shopping Centre 9 mins
> Perth CBD 19 mins
> Joondalup 12 mins
* Distances and drive times according to Google Maps and WA Schools Online, drive times vary depending on traffic.

THE RESIDENCE
Featuring multiple living spaces, including a big open plan living and dining zone opens onto the outdoor entertaining, with the pool behind that, ideal for families and perfect to keep an eye on the little ones splashing away.

The bedroom sizes are generous, with the master at the front featuring a private ensuite and walk in robe, the three minor bedrooms, 2 of which feature built in robes, are off the separate rear hallway for privacy, with the modern and renovated main bathroom, hallway, and separate toilet.

The front living space is off the master and could be a perfect parents retreat, witch plenty of space for a lounge and a study nook. The centrally located kitchen boasts a huge amount of bench and cupboard space, quality stainless appliances including dishwasher, 5 burner gas cooktop, oven and grill, plus a breakfast bar. The large open plan living features, meals, lounge/home theatre and opens onto the outdoor entertaining through both sliding patio doors and gorgeous bifold doors.

The outdoor entertaining features a large, pitched Colorbond patio roof, built in woodfired pizza oven, swimming pool and generous lawn for children to play. There's no getting out of hosting Christmas and family get-togethers for the owner of this deluxe entertainer!

The modern and neutral colour scheme and plenty of windows invite light to flow through this spacious home, stunning grey tiles have been added to the front living and 2 minor bedrooms to compliment the modern feel, they're also perfect for allergies, hot summers and easy to keep clean.

The large double carport as a remote entry door, rear access and in complimented by ample parking in the large double driveway and extra driveway on the other side, perfect for a boat, trailer or caravan.

THE FINER DETAILS
> Pool maintenance and lawnmowing included FREE in rent
> Fridge, washing machine and microwave can be included in rent
> Ducted reverse cycle air conditioning
> Ceiling fans
> Gas heating points
> Security alarm system, screens and roller shutters
> NBN connectivity
> Automatic reticulation
> Powered shed / workshop
> 2 garden sheds

* YES! Pets considered at the Owner's discretion

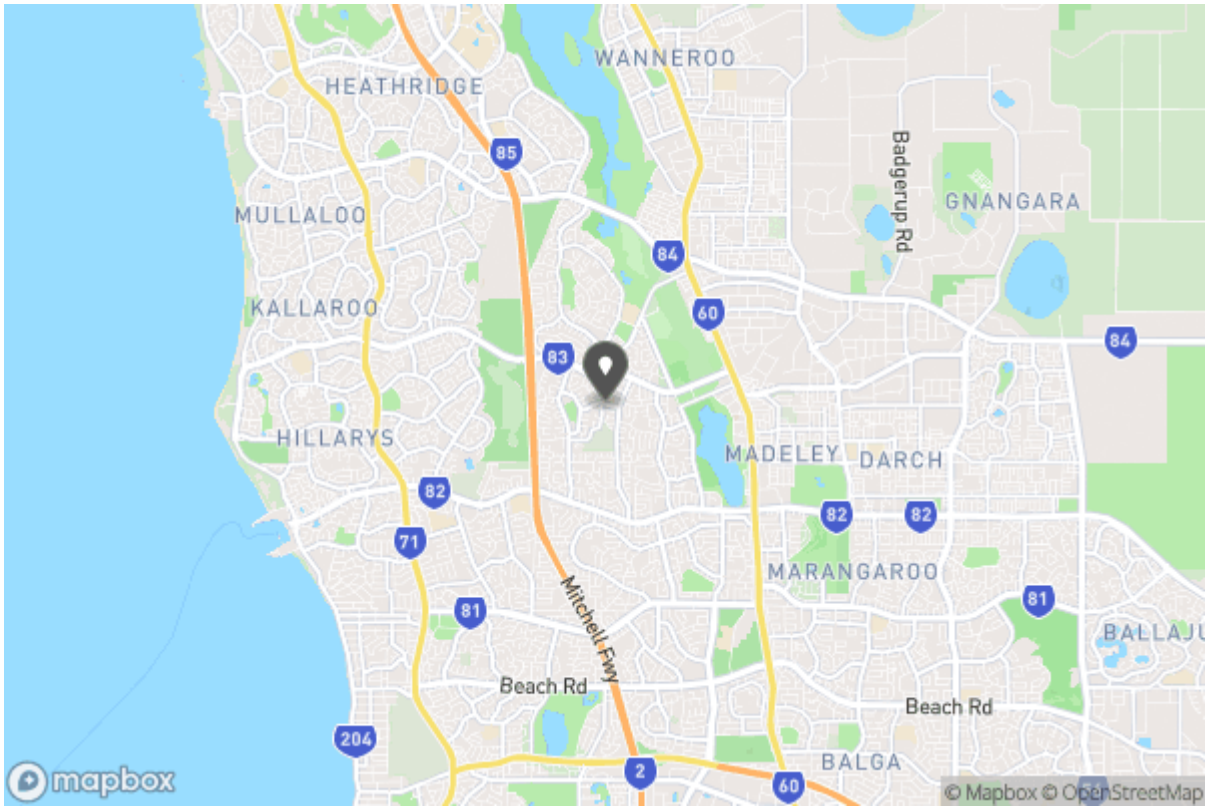
Ingoing Costs:
Two weeks rent: $1590.00
Bond (4 weeks rent): $3180.00
Total Costs: $4770.00

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

SWIMMING POOL
OUTDOOR ENTERTAINING
FAMILY ROOM
3.5 x 4.6m
ROOM
2.4 x 3.6m
BATH
BEDROOM
3.0 x 2.5m
HALL
2.8 x 1.0m
LAUNDRY
2.8 x 1.5m
DW
DINING
3.7 x 3.5m
HALL
1.1 x 3.4m
BEDROOM
3.1 x 2.6m
KITCHEN
4.0 x 3.9m
P
W.I.C
BATH
OFFICE
2.6 x 2.6m
LIVING ROOM
4.5 x 3.9m
FOYER
1.6 x 3.5m
MASTER
BEDROOM
3.3 x 3.4m

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=R2958712