



42a Kilmurray Way BALGA WA 6061

 3  2  2

\$380 per week

Date available: 27 August 2021

[Book Inspection](#)

## Step into Style

Nestled along a quiet street is this beautiful street front gem. It's pristine presentation will have you feeling at home as soon as you enter the front door. Enjoy all the benefits with this functional layout, open plan living to kitchen that also leads onto private courtyard area which is great for entertaining friends and family.

### THE LOCATION

Perfectly positioned within close proximity to public transport, Wanneroo Road, Mirrabooka Avenue & Reid Highway, and short drive to the local shopping centre Mirrabooka Square.

Only a stones throw away from local schools and bus routes allows you to get the places you frequently visit at ease.

### THE RESIDENCE

- > Large open plan living and dining zone
- > Dream kitchen with gloss cabinetry
- > Master bedroom with wall length mirrored robes
- > Two minor bedrooms both with double robes
- > Stylish ensuite and main bathroom with high gloss cabinetry
- > Separate laundry room
- > Double lock up garage

42a Kilmurray Way BALGA WA 6061

> Undercover alfresco courtyard

#### THE FINER DETAILS

- > Reverse cycle air conditioning to master bedroom
- > Stainless steel kitchen appliances including dishwasher
- > Double stainless steel sink with drainage area
- > Security alarm system
- > Security screens to external doors
- > Laundry door includes small pet door
- > Low maintenance gardens

\*Small pets considered by owners on application

Ingoing Costs:

Two weeks rent: \$760.00

Bond (4 weeks rent): \$1520.00

Total Costs: \$2280.00

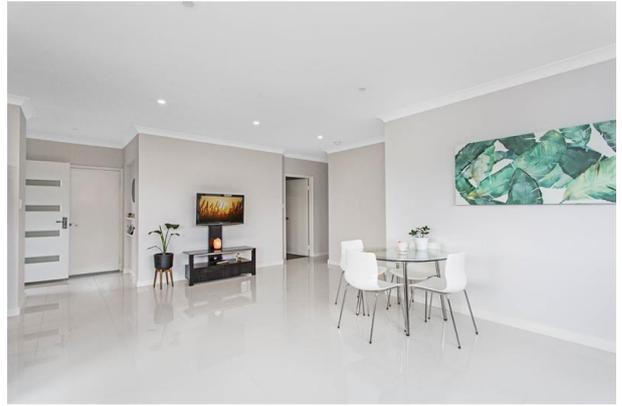
#### HOW TO VIEW THIS PROPERTY

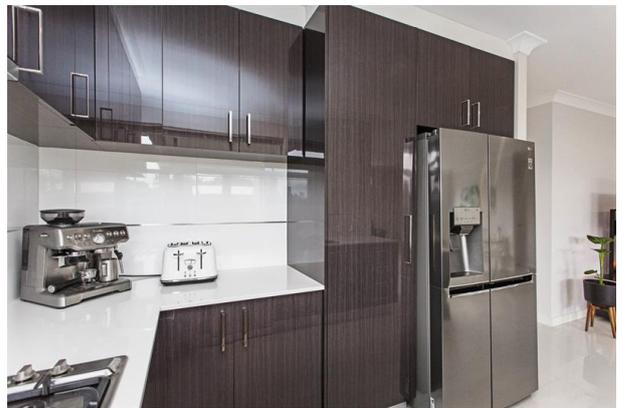
Arranging inspections is easy!

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.

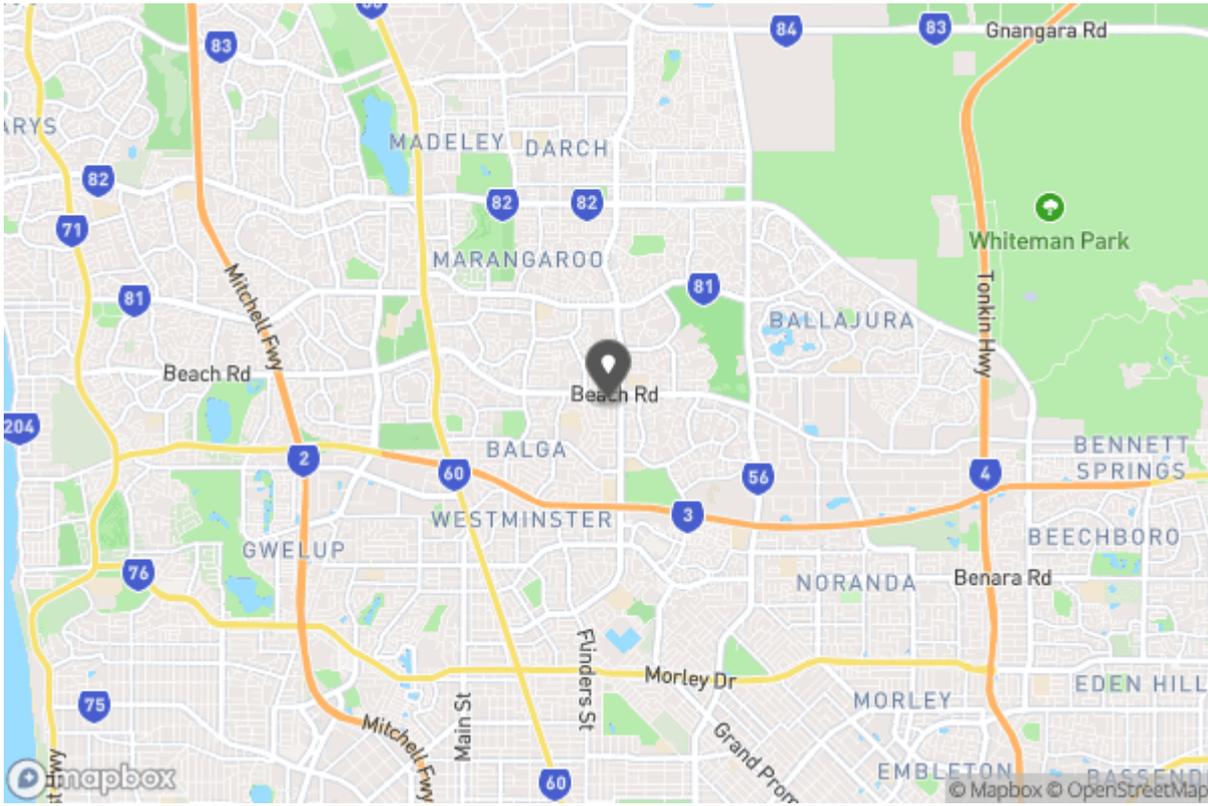
# Gallery



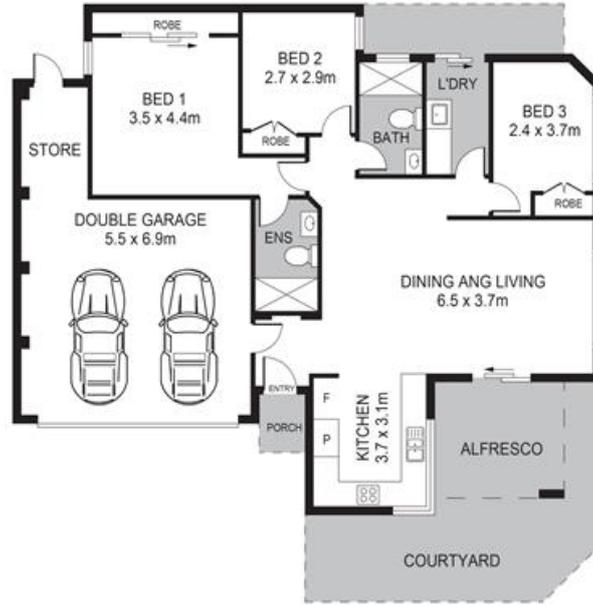




# Location Map



# Floor Plans



## 42A KILMURRAY WAY, BALGA

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

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/Form?AgentID=MD22298&UniqueID=R815824>