



## 44 Mandora Way RIVERTON WA 6148

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\$595 per week

Date available: 7 February 2024

[Book Inspection](#)

### Don't miss out!

This expansive and solid family sized home with room to move stands proud in a desirable and quiet location within the Rossmoyne High School zone. Generously proportioned, you'll love the huge rear yard where kids and adults alike can really stretch their legs!

#### THE LOCATION

Within intake areas for both Rossmoyne Senior High School and Riverton Primary, this superb sought after locale also provides easy access to the main arterial roads to get you wherever you need to be - quickly and easily. An easy stroll from your local IGA and just a 2 minute drive to the Riverton Forum shopping hub with all amenities one could need. Close by are sporting clubs, Riverton Leisureplex, Riverton Library, public transport and stunning Canning River foreshore.

#### THE RESIDENCE

- > Master bedroom with built in robe, dresser and shelves
- > 2nd bedroom with built in robes
- > 3rd bedroom
- > Bathroom with separate bath and shower
- > Kitchen with ample cupboard space

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- > Large living area to front of home with built in bookcase wall unit
- > Separate dining room
- > Huge enclosed games room with built in bar
- > Laundry with external access
- > Separate toilet
- > Outdoor undercover entertaining area
- > Spacious rear yard with manicured gardens and fruit trees

#### THE FINER DETAILS

- > Air conditioners to both master and games rooms
- > Ceiling fans to bedrooms 2 and 3
- > Security alarm system
- > External roller shutters to all windows
- > Storage galore with linen cupboards to bathroom, laundry and hallway
- > Full bore reticulation
- > Solar hot water system
- > Built in brick BBQ in backyard

\*\* Rear garage is not for tenants use

\*\* Pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1,190.00

Bond (4 weeks rent): \$2,380.00

Total Costs: \$3,570.00

#### 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

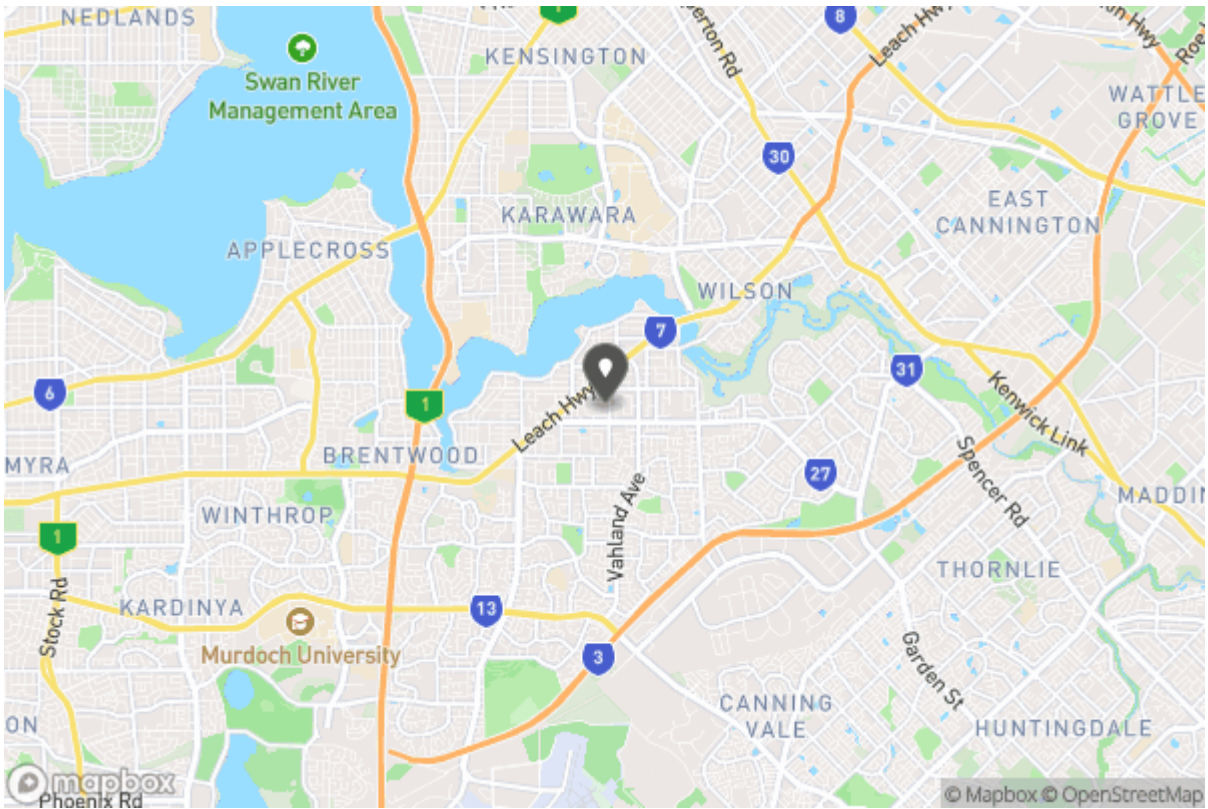




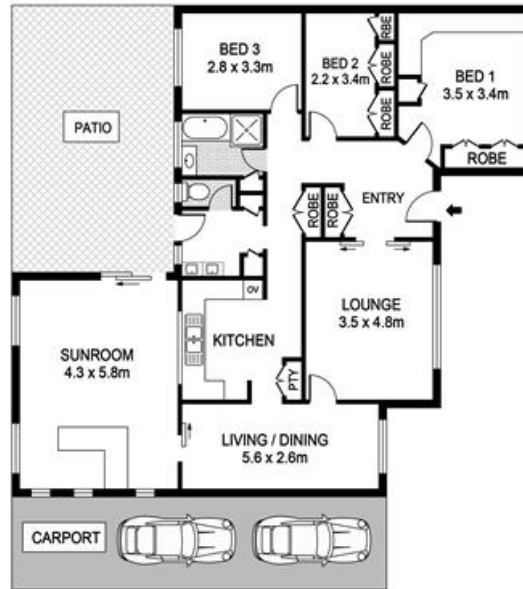




# Location Map



# Floor Plans



## 44 MANDORA WAY, RIVERTON

**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INCONGRUENCIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.





Kelly Paddison

[kelly.paddison@jonesballard.com.au](mailto: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=R815411>