



## 45 Gardiner Street BELMONT WA 6104

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\$470 per week

Date available: 22 August 2023

[Book Inspection](#)

### Now that's Handy!

Neat & tidy home in a handy location - blink & you'll miss it!

#### THE LOCATION

Conveniently located with airport, CBD, & local shops nearby, don't miss this lifestyle package ideally positioned to enjoy the proximity to:

- > Perth Airport
- > DFO Shopping
- > Belmont Forum
- > Belmay Primary School
- > Belmont High School

#### THE RESIDENCE

- > Large living room
- > Separate dining area off renovated kitchen
- > 3 good sized bedrooms
- > Refurbished bathroom / laundry combination
- > Huge rear yard complete with plenty of shade & undercover area

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- > Large rear shed
- > Undercover parking for 2+ cars & plenty of parking at the front of the property

#### THE FINER DETAILS

- > Split system air conditioners to main living area and all bedrooms
- > Security screens throughout
- > Tiled flooring throughout
- > NBN available

\* Pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$940.00

Bond (4 weeks rent): \$1,880.00

Total Costs: \$2,820.00

#### 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



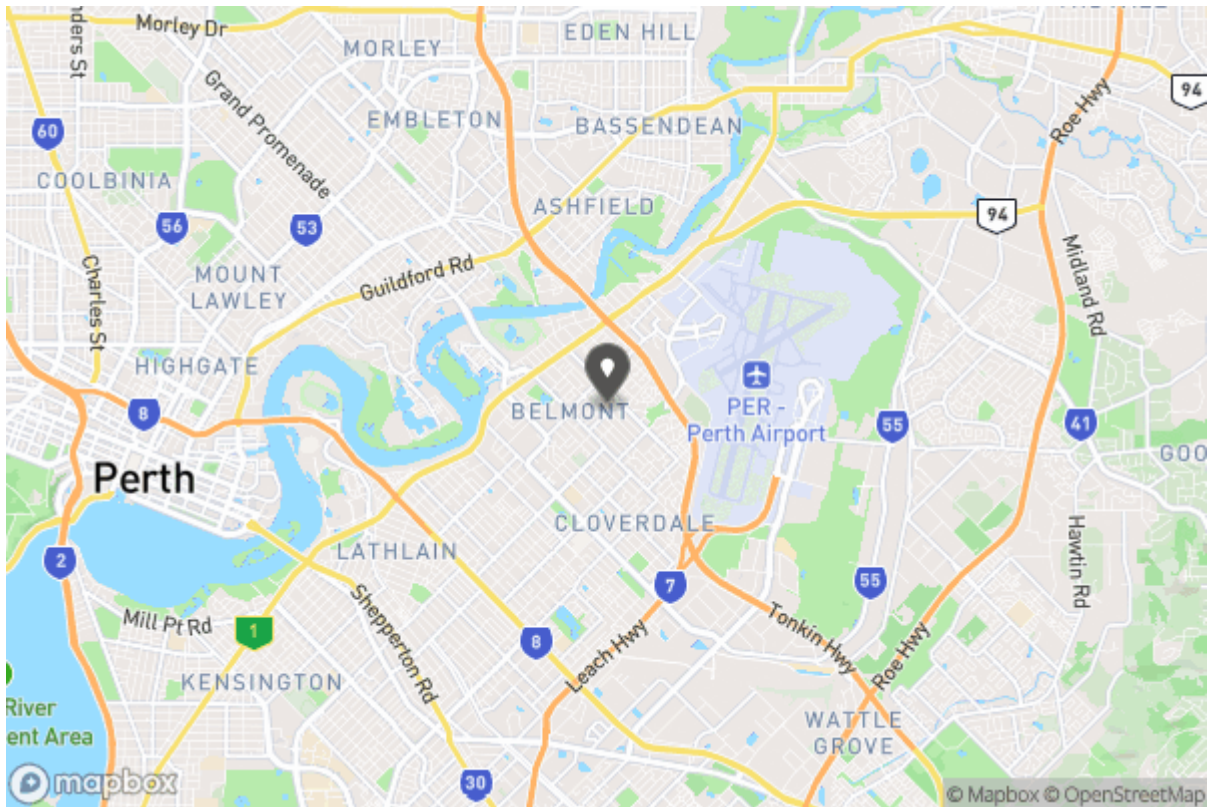








# Location Map



# Floor Plans



## 45 GARDINER STREET, BELMONT

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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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=R932998)

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