



45A Welwyn Avenue MANNING WA 6152

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\$825 per week

Date available: Now

[Book Inspection](#)

Your Perfect Home in a Prime Location

This beautifully designed home offers a spacious and functional layout, seamlessly blending convenience with comfort. Whether you're enjoying a quiet moment indoors or exploring the vibrant surrounding neighborhood, this property provides a lifestyle you'll cherish. It effortlessly combines practicality with a cozy, inviting atmosphere.

THE LOCATION

Perfectly positioned in a sought-after neighborhood, this home offers unparalleled convenience and access to a range of amenities. Just a short walk to the east, you'll find extensive riverside parklands, providing a serene and picturesque setting for outdoor activities and leisurely strolls. The area's renowned schools are within easy reach, while the nearby shopping and café precinct provides a vibrant community atmosphere. With the city center just 10 km away, you'll benefit from a well-connected and dynamic lifestyle, offering easy access to work, entertainment, and everything the city has to offer, all while enjoying the tranquility of this peaceful neighborhood.

THE RESIDENCE

- > Spacious front lounge area
- > Evaporative Air Conditioning throughout
- > Modern kitchen, overlooking the family and alfresco areas
- > Versatile meals/family room

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- > Two generously sized minor bedrooms, both with built-in robes
- > Main bedroom featuring a walk-in robe
- > Main bathroom with a separate toilet
- > Laundry with direct access to the outdoors
- > Large undercover alfresco area
- > Double garage with additional parking space
- > Remote-controlled gate to the driveway

Ingoing Costs:

Two weeks rent: \$1,650.00

Bond (4 weeks rent): \$3,300.00

Total Costs: \$4,950.00

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.

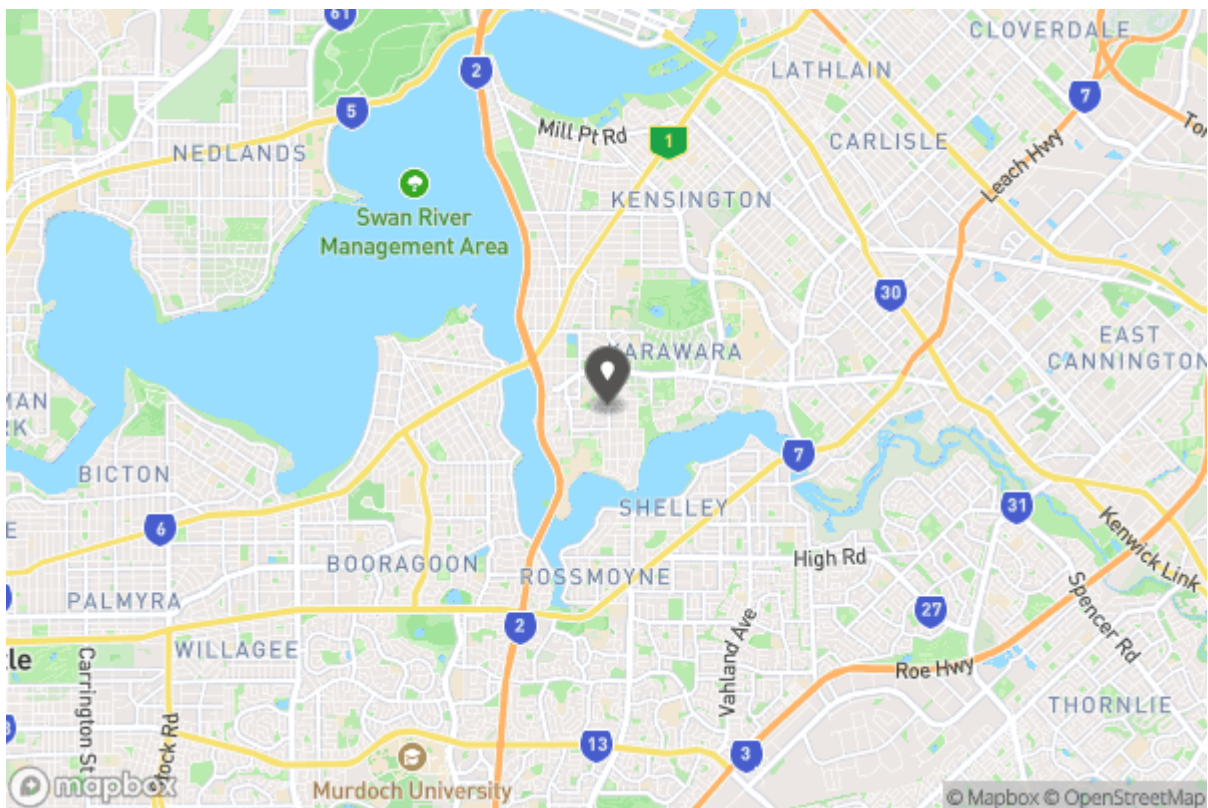
Gallery







Location Map





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

Ellie Spiegl

ellie.spiegl@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=R3812800>