



52 Medbury Road WESTMINSTER WA 6061

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\$750 per week

Date available: Now  
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## Low-Maintenance Living in the Heart of Westminster

Welcome to effortless living in this light-filled 3-bedroom, 2-bathroom home designed with comfort and style in mind. From the moment you step inside, you'll love the modern open-plan layout, perfect for entertaining or quiet nights in. The kitchen is sleek and functional, flowing seamlessly to the living and dining areas, while the private courtyard invites outdoor relaxation.

### THE LOCATION

Set in a quiet, well-established pocket of Westminster, this home is perfectly positioned for convenience and lifestyle. Enjoy being close to schools, public transport, local shops, and major road links, making daily commutes and errands simple. Just 15 minutes from Perth CBD and a short drive to the coast, this location offers the best of both city and suburban living.

### THE RESIDENCE

- > Generous size master bedroom with walk in robe, split system reverse cycle air conditioning, TV point and ensuite
- > Two other well sized bedrooms with built in robes
- > Spacious open plan living area with split system reverse cycle air conditioning and a gas bayonet
- > European style laundry
- > Modern Second bathroom

> Front secure courtyard with easy care gardens

**FINER DETAILS**

- > Security alarm
- > Double remote controlled garage
- > Stylish modern kitchen with Delonghi stainless steel appliances and dishwasher

Ingoing costs:

Two weeks rent: \$1,500.00

Bond (4 weeks rent): \$3,000.00

Total costs: \$4,500.00

**HOW TO VIEW THIS PROPERTY**

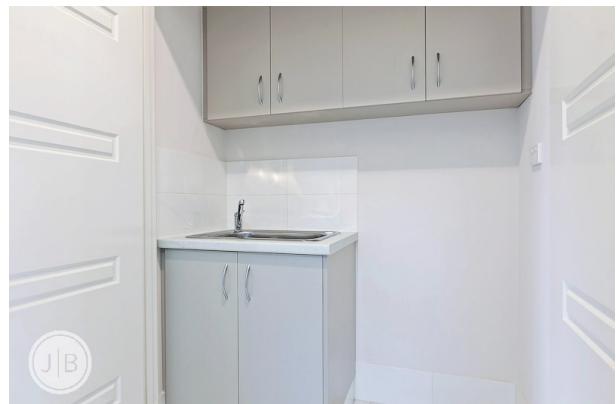
Arranging inspections is easy!

Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the Register to inspect' button for that rental property. You can then enter your details and choose an inspection time.

Jones Ballard does NOT accept online applications through 1Form. Properties MUST be viewed and an application form collected from the viewing.

# Gallery

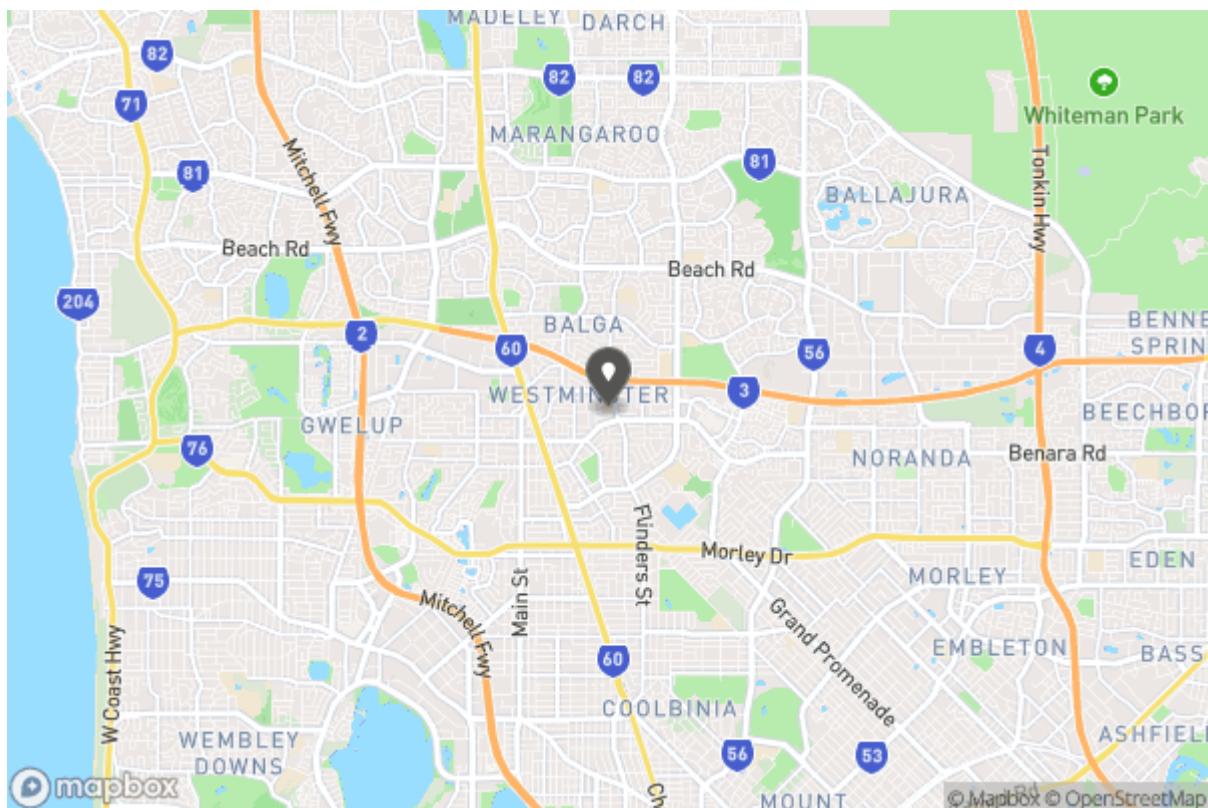




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# Location Map





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

Sheree Baillie

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### 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=R814738>