



58 Fitzroy Road RIVERVALE WA 6103

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\$850 per week

Date available: Now

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## Its all about the Location

Tucked away in a peaceful cul-de-sac in the highly desirable top-end of Rivervale, this spacious 4-bedroom home offers a perfect combination of serenity and convenience.

### THE LOCATION

Perfectly situated in a highly sought-after location, this property offers the unique advantage of being within walking distance to a variety of local amenities, including vibrant shopping precincts, well-regarded schools, and the picturesque Swan River. This rare opportunity allows you to experience the perfect blend of convenience and luxury, whether you're seeking easy access to daily essentials, enjoying scenic riverside walks, or looking for a vibrant community atmosphere, this property provides an exceptional lifestyle in a prime location.

### THE RESIDENCE:

- > Expansive front lounge with formal dining space
- > Kitchen with ample storage and gas cooking
- > Large secondary dining area
- > Family/meals space with access to patio
- > Main bedroom with ensuite and BIR
- > Two secondary bedrooms both with BIR

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- > Fourth bedroom, versatile for your needs
- > Study/home office/nursery
- > Spacious main bathroom
- > Separate toilet, for added convenience
- > Separate laundry
- > Gated carport with plenty of parking
- > Communal pool and cabana
- > Gardening and pool maintenance included

PLEASE NOTE:

- > Granny flat attached to property is occupied and no access to this area
- > Garage is excluded from Tenancy Agreement
- > Large Shed is excluded from Tenancy Agreement
- > Pool is communal and for both residence use

Ingoing Costs:

Two weeks rent: \$1,700.00

Bond (4 weeks rent): \$3,400.00

Total Costs: \$5,100.00

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.

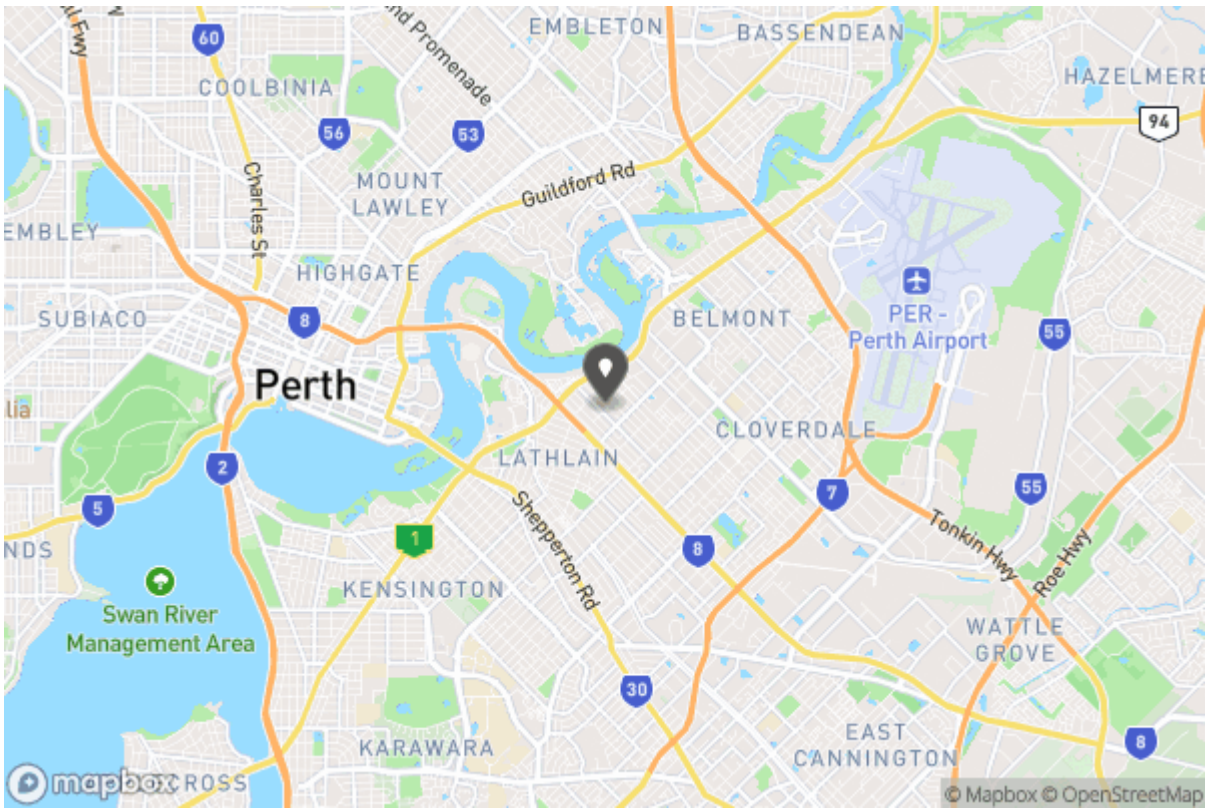
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery





# Location Map





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

Ellie Spiegl

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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=R3811221>