



## 6 Edward Street QUEENS PARK WA 6107

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\$445 per week

Date available: 26 July 2021

[Book Inspection](#)

### Classic Queens!

Generously proportioned & exuding light and space, this home is located in a lovely quiet street & is perfect for everyone. With a large family room & yard, perfect for entertaining as well as generously sized & spaced apart bedrooms, perfect for your own privacy, this home ticks all of the boxes.

#### THE LOCATION

Close proximity to Westfield Carousel Shopping Centre with everything you need; its abundance of retailers should satisfy all your shopping requirements! Queens Park Primary school is a short stroll away while still located nearby is St Norbert's College (Catholic co-ed college - yrs 8 to 12) and St Joseph Primary. A short distance away is the Queens Park Recreational Centre which offers a range of facilities for community groups and social clubs, as well as an amazing range of activities and services for all ages, alongside the Queens Park Library.

#### THE RESIDENCE

- > Spacious living and dining zone with lots of beautiful natural light
- > Kitchen offers gas cooking and ample storage, including walk in pantry
- > King size master bedroom boasts walk in robe & private ensuite
- > Two secondary bedrooms, each with robe recess
- > Central family bathroom with separate shower and huge spa bath

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- > Plenty of built in cupboards to the laundry
- > Separate toilet
- > Huge outdoor patio overlooks large grassed rear yard
- > Carport with automatic roller door

#### THE FINER DETAILS

- > Reverse cycle air conditioning to living area
- > Wall air conditioner to master bedroom
- > Gas heating point in living room
- > Timber look flooring throughout living areas
- > Carpet to the bedrooms
- > Window treatments throughout
- > Security screens throughout

\*Pets considered at owner's discretion\*

Ingoing Costs:

Two weeks rent: \$890.00

Bond (4 weeks rent): \$1,780.00

Total Costs: \$2,670.00

#### 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.

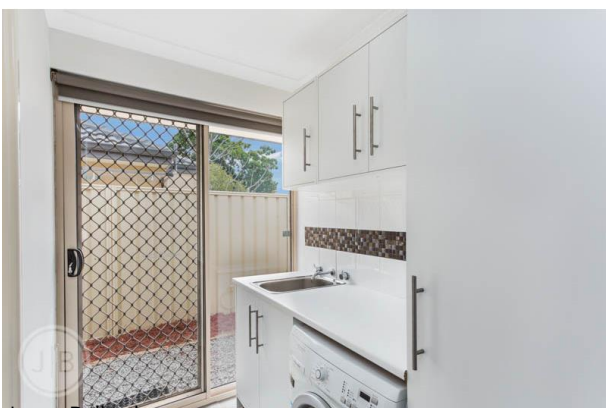
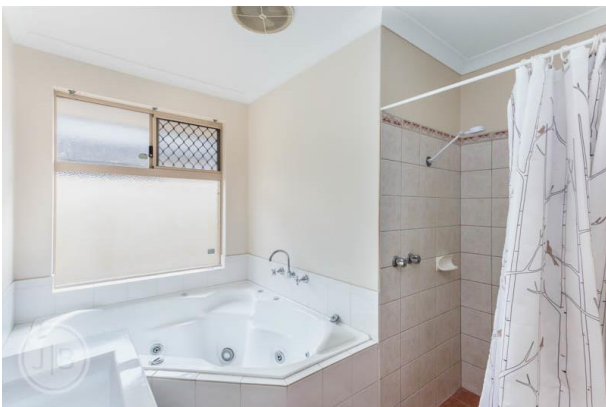
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery





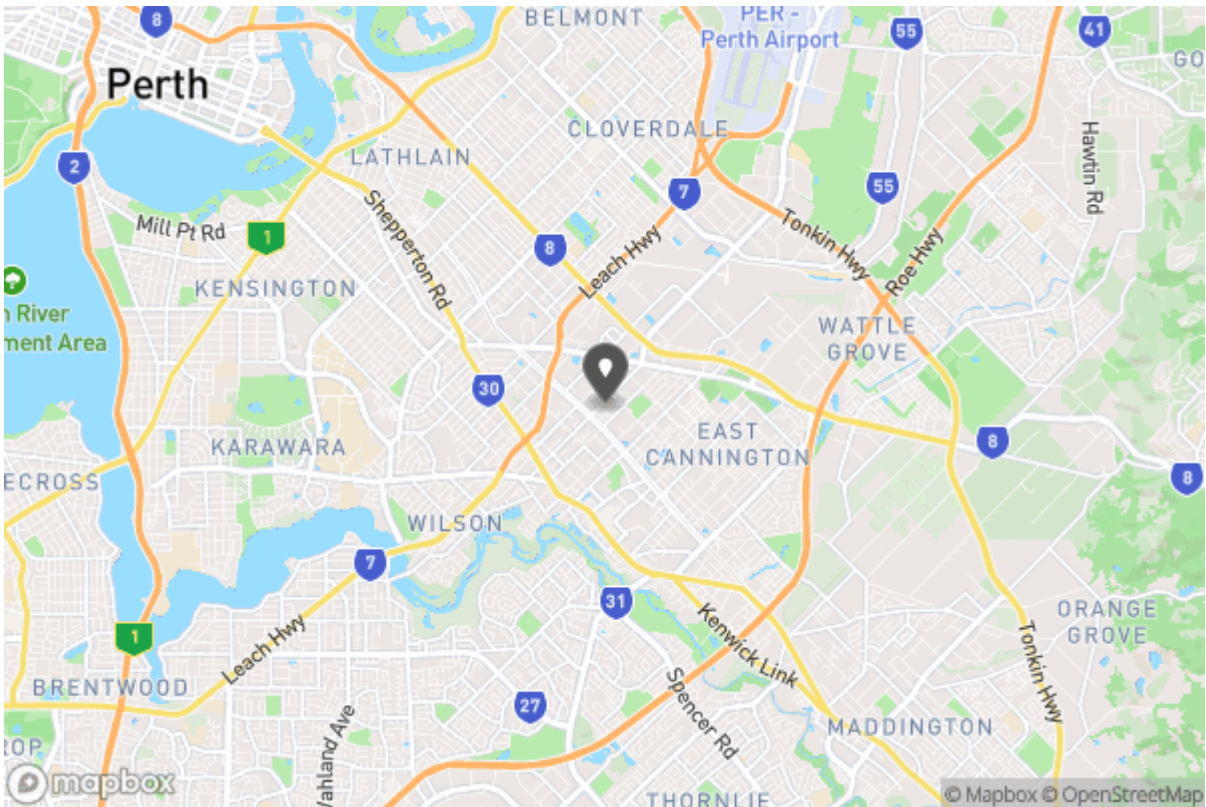




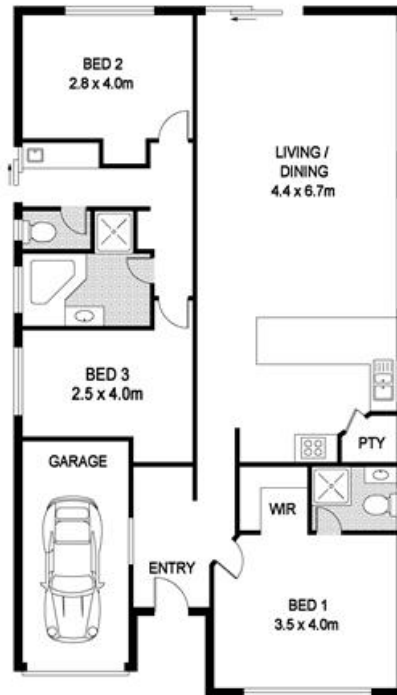




# Location Map



# Floor Plans



## 6 EDWARD STREET, QUEENS PARK

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





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/Form?AgentID=MD22298&UniqueID=R815624>