



7/40 Gwentyfred Road KENSINGTON WA  
6151

 3  2  2

\$775 per week

Date available: 25 November 2024

[Book Inspection](#)

## Contemporary Living in Kensington!

There is very little that is average about this unique townhouse. With its concrete tilt panel construction, it sets itself apart from anything else on the market. Tucked away quietly at the rear of this immaculate complex this particular townhouse is the only one in the group that is completely stand alone with no common walls. North facing and super secure.

### THE LOCATION

If you already live in Kensington you will know it's a very social and family oriented suburb, where people actually get to know their neighbours and with great schools, the beautiful Swan River right on your doorstep and a lazy 11 minutes by bus into the city, there really is no better place to call home.

### THE RESIDENCE

- > Spacious open plan living and dining zone with soaring ceilings
- > Functional kitchen with plenty of storage
- > King size master bedroom with wall of built in robes and private ensuite
- > 2 queen sized secondary bedrooms, 1 with built in robes

> Loft room  
Jones Ballard

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- > Main bathroom upstairs
- > Separate laundry with direct outdoor access
- > 3 toilets
- > Parking for 2 cars, (1 undercover)

#### THE FINER DETAILS

- > Reverse cycle air conditioning to downstairs living and 2 upstairs bedrooms
- > Wall mounted flat screen TV for tenants use
- > Fridge and washing machine included for tenant use
- > Gas cooking
- > NBN ready
- > Feature timber staircase
- > Stunning Kampus timber flooring
- > Secure complex with remote gate
- > Reticulation
- > Awesome, friendly and easy going complex
- > Storeroom

#### Ingoing Costs:

Two weeks rent: \$1550.00

Bond (4 weeks rent): \$3100.00

Total Costs: \$4650.00

#### 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.

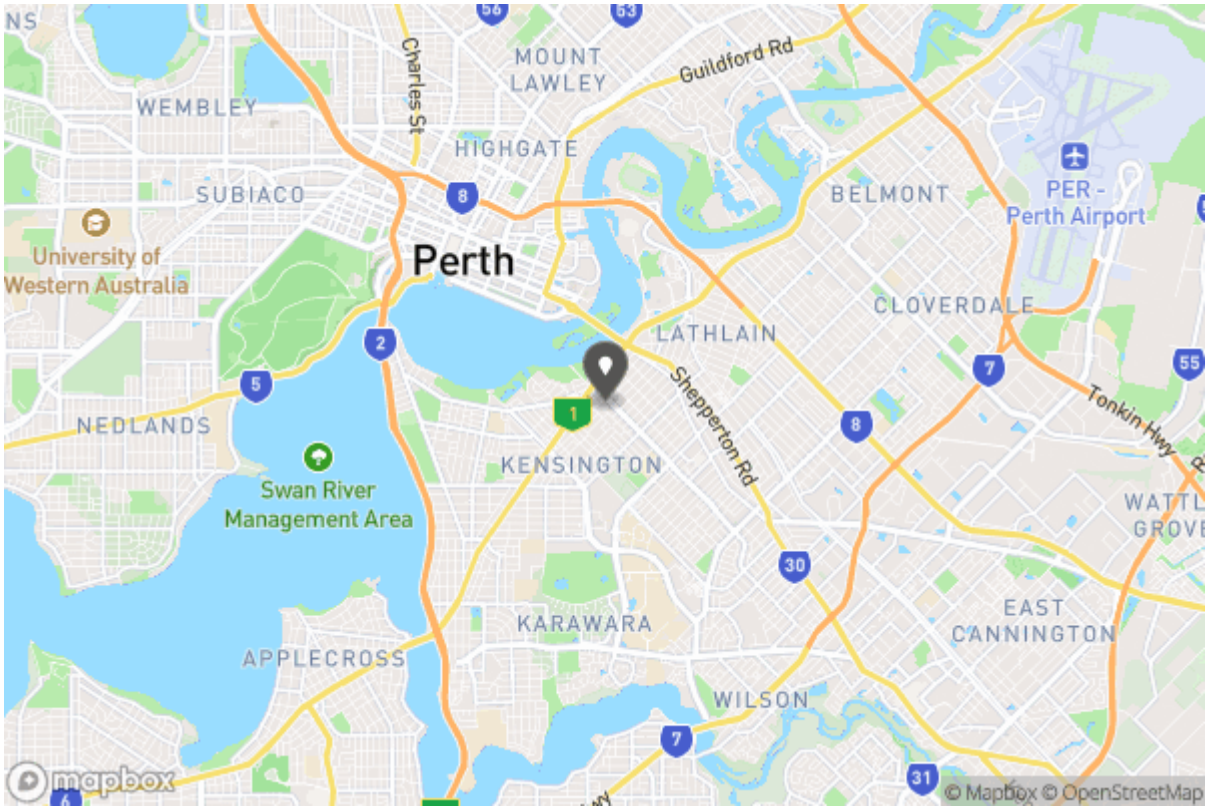
# Gallery







# Location Map





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

Sheree Baillie

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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=R815948>