



73B Goderich Street EAST PERTH WA 6004

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\$725 per week

Date available: 26 May 2023

[Book Inspection](#)

## The Good Life on Goderich - Fully Furnished Home.

This trendy terrace home is fully furnished for your convenience and viewing will impress.

### THE LOCATION

The tranquil East Perth location is second-to-none with easy walking distance from the picturesque lakes of nearby Queens Gardens, the famous WACA Ground, the Gloucester Park racetrack, gorgeous Langley Park, the Swan River, public transport, shopping, cafes, restaurants and so much more.

- > Easy access to CBD and airport
- > Walking distance to free red and yellow CAT bus
- > Walk to Optus Stadium

### THE RESIDENCE

- > Gorgeous facade with welcoming front porch
- > Living room at front of property
- > Modern kitchen with breakfast bar and ample storage
- > Separate dining room opening to picturesque private courtyard
- > 2 spacious bedrooms each with wall of built in robes
- > Huge loft on third level perfect for third bedroom, study or extra living area

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- > Stunning renovated bathroom with twin vanity
- > Separate laundry
- > Toilets on ground and first floor
- > Secure parking off rear laneway allocated for 1 car (Additional street parking permit for 1 car is available to purchase from local council for approx \$120 per year)

#### THE FINER DETAILS

- > Split system air conditioners to both bedrooms and loft
- > Gas heating point to main living area
- > Suite of stainless steel kitchen appliances including dishwasher and gas cooktop
- > Modern furniture and artwork
- > Timber look flooring throughout living areas
- > White plantation shutters
- > Gorgeous feature ceiling roses
- > Private balcony off master bedroom
- > Plenty of storage options
- > NBN ready

YES! Small pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1450.00

Bond (4 weeks rent): \$2900.00

Total Costs: \$4350.00

#### 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.

Jones Ballard does NOT accept online applications through 1Form. Properties MUST be viewed and a link for our online application will be emailed to you following your inspection.

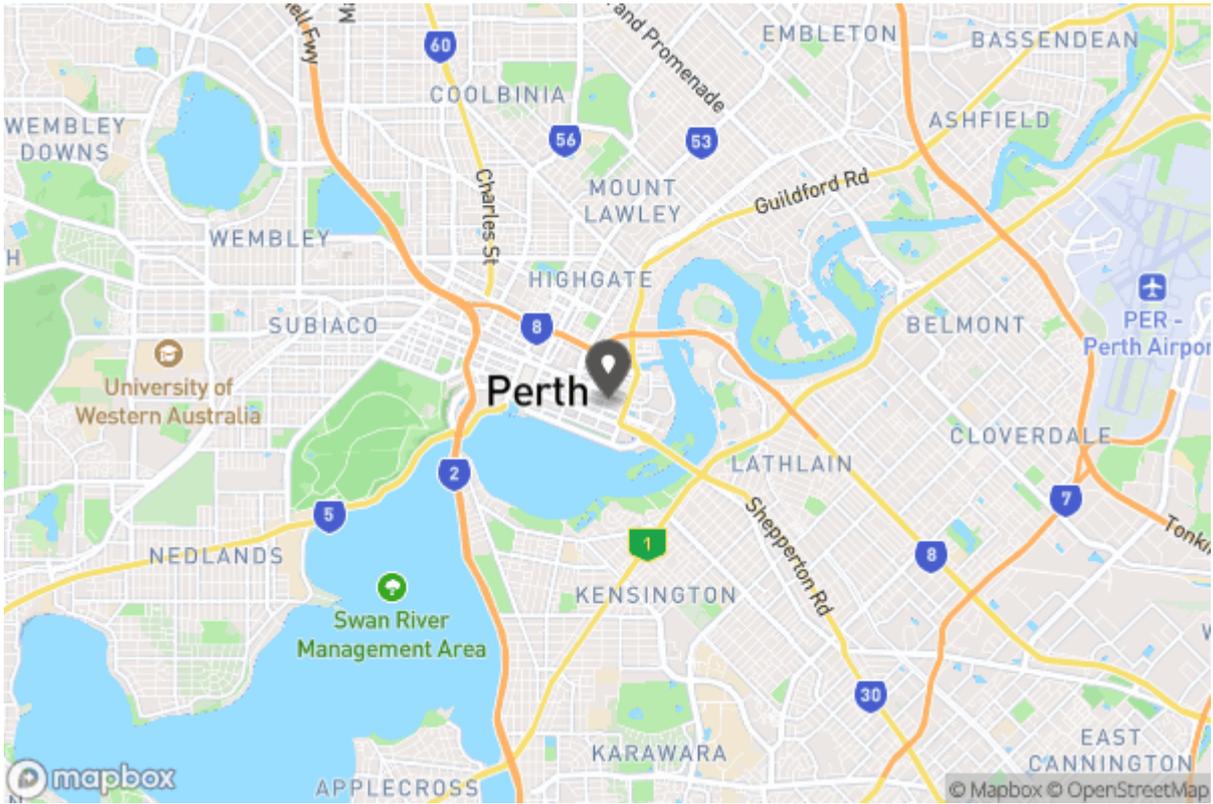
# Gallery



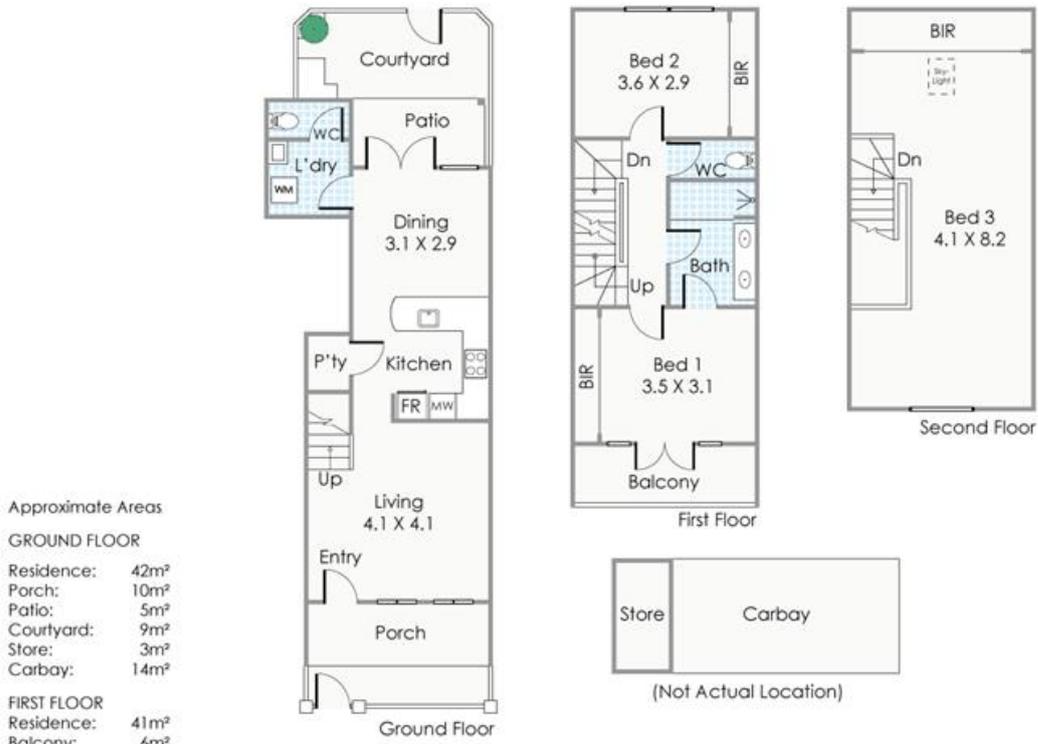




# Location Map



# Floor Plans



Approximate Areas

GROUND FLOOR	
Residence:	42m <sup>2</sup>
Porch:	10m <sup>2</sup>
Patio:	5m <sup>2</sup>
Courtyard:	9m <sup>2</sup>
Store:	3m <sup>2</sup>
Carbay:	14m <sup>2</sup>
FIRST FLOOR	
Residence:	41m <sup>2</sup>
Balcony:	6m <sup>2</sup>

SECOND FLOOR	
Residence:	38m <sup>2</sup>
Total Area:	168m <sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Not to be used for any other purpose.  
[www.cribcreative.com.au](http://www.cribcreative.com.au)



**73B Goderich Street, East Perth**



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

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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=R906654>