



## 79B Cloister Avenue MANNING WA 6152

 3  2  2

\$750 per week

Date available: 12 May 2023

[Book Inspection](#)

### Life is good here.

With a flexible layout offering multiple living areas, generous outdoor spaces and an ultra-convenient location this appealing home is nestled on a family-sized block in one of the area's most popular tree lined streets.

#### THE LOCATION

An easy stroll to:

- > Welwyn Avenue Shopping Village and the new state-of-the-art Manning Hub Community Centre with library, gym, medical centre and sports fields
- > River foreshore and local tennis, football, soccer and bowling clubs
- > St Pius X and Manning primary schools and local kindergarten
- > Super easy access to the city via freeway and cycle paths, Waterford Plaza, Saturday Manning Farmers Markets
- > Quality education at your fingertips - Aquinas, Penrhos, Wesley College, Como Secondary, Curtin University

#### THE RESIDENCE

- > Open plan living and dining zone with functionality to close off or open up to suit your needs
- > Designer renovated kitchen with breakfast bar & stone benchtops
- > King sized master bedroom with large built in robe
- > 2 great sized secondary bedroom each with built in robe

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- > Fully renovated semi ensuite bathroom with separate bath and shower
- > Separate laundry / second bathroom combination
- > Separate toilet
- > Large patio entertaining overlooks spacious lawned area and established gardens
- > Double carport with remote controlled garage door

#### THE FINER DETAILS

- > Ducted air conditioning
- > Split system air conditioning to front living and master bedroom
- > Ceiling fans to bedrooms
- > Kitchen hosts dishwasher and gas cooking
- > Security alarm system
- > Modern timber look flooring
- > NBN connectivity
- > Fully secure yard
- > Reticulation

\* YES! Pets considered at the Owner's discretion

Ingoing Costs:

Two weeks rent: \$1500.00

Bond (4 weeks rent): \$3000.00

Total Costs: \$4500.00

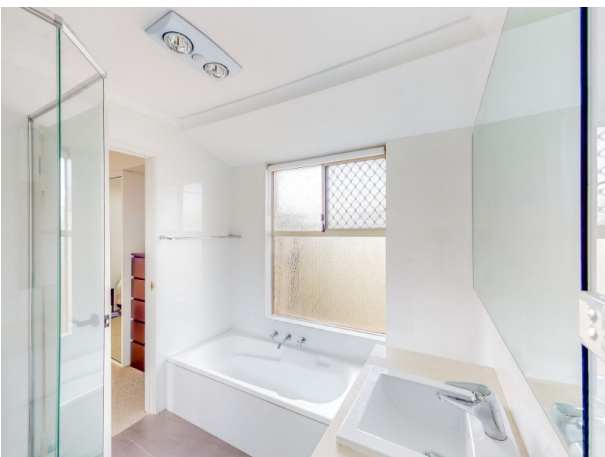
#### HOW TO VIEW THIS PROPERTY

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.

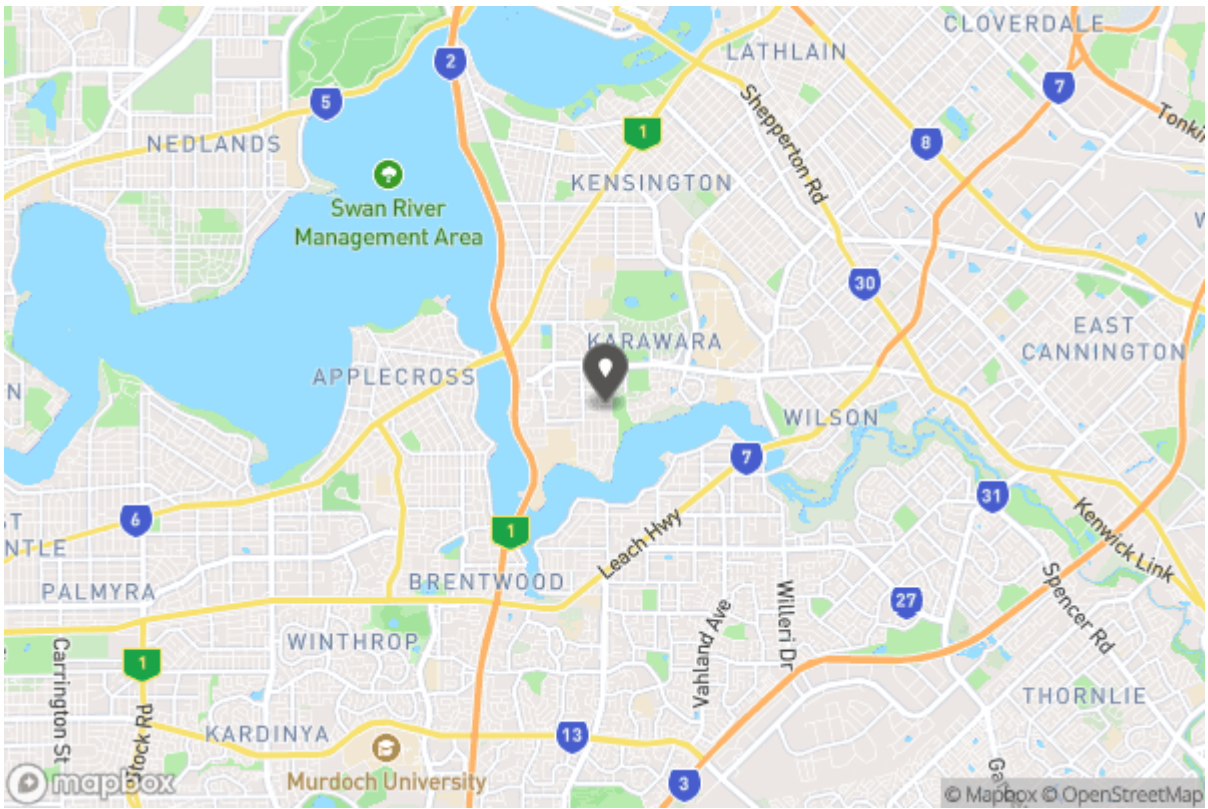
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery





# Location Map



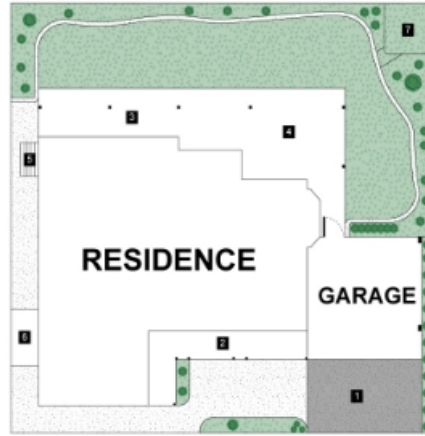
# Floor Plans

79B Cloister Avenue, Manning

3 Bed 2 Bath 2 Car



FLOOR PLAN

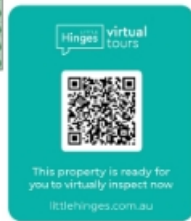


SITE PLAN

### LEGEND

- 1. Driveway
- 2. Verandah
- 3. Patio
- 4. Alfresco
- 5. Clothes Line
- 6. Shed
- 7. Outdoor Seating

Internal: 116m<sup>2</sup>



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



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

Tory Carter

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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=R3061185>