



## 8 Howard Parade SALTER POINT WA 6152

 4  2  2

\$1,100 per week

Date available: 15 April 2024

[Book Inspection](#)

### Luxury living for the whole family

This immaculate, top quality four bedroom and two bathroom double storey home has everything you could possibly want!

#### THE LOCATION

Situated in a desirable area in close proximity to all amenities and schools including prestigious Aquinas College, Curtin and Murdoch Universities and Wesley and Penrhos Colleges. Just a few minutes' walk to the river, local parks, public transport and not to mention the brand new multi-million dollar Manning Community Hub - recently opened right on your doorstep. A short drive to Waterford Plaza plus easy access to the CBD.

#### THE RESIDENCE

- > Alarm system for added security
- > Closed off theatre room
- > Open plan living zone
- > Spacious kitchen overlooking living zone with plenty of cupboard space and dishwasher
- > Stainless steel cooking appliances
- > Huge master bedroom with private ensuite
- > Family master bathroom with shower and separate bath

- > Upstairs living space
  - > Ducted air conditioning
  - > Parking for 2 cars
  - > Great outdoor entertaining with patio and lush manicured garden beds perfect for the all year round entertainer
  - > Immaculate gardens
- \*Sorry no pets!

Ingoing Costs:

Two weeks rent: \$2,200.00

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

Total Costs: \$6,600.00

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







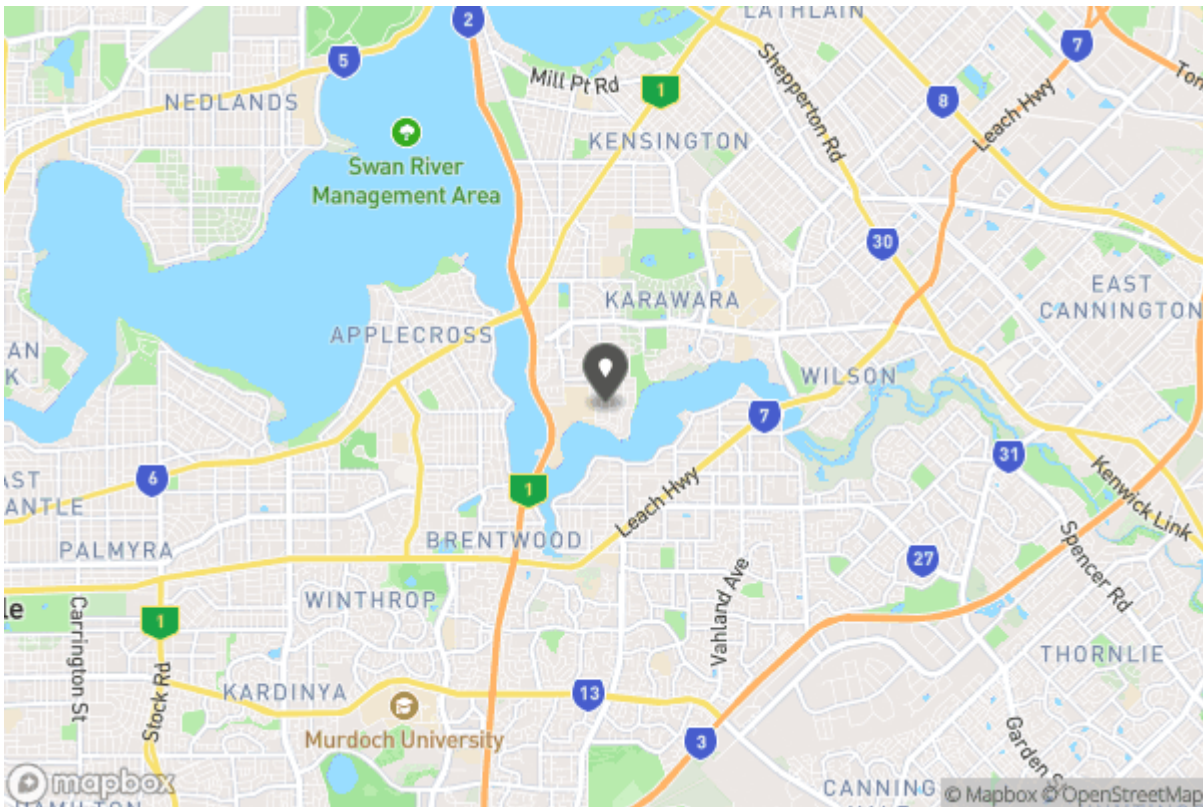








# Location Map





# Floor Plans



## 8 HOWARD PARADE, SALTER POINT

**DISCLAIMER:**  
PLEASE NOTE: THIS FLOOR PLAN IS FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND OMISSIONS AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD HAVE THEIR OWN MEASUREMENTS.



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

Kelly Paddison

[kelly.paddison@jonesballard.com.au](mailto:kelly.paddison@jonesballard.com.au)

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/Property?agentID=MD22298&uniqueID=R815801>