



81 Gwentyfred Road KENSINGTON WA 6151

 4  2  2

\$800 per week

Date available: Now

[Book Inspection](#)

## Spacious Character Home

Highly sought-after character home with a balance of indoor and outdoor spaces. Homes like this rarely hit the rental market - be quick!

### 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

- > Ducted air conditioning
- > Decorative ceilings
- > Stunning wooden floorboards throughout
- > Dishwasher
- > Stainless steel kitchen appliances
- > Master bedroom with double robe
- > Minor bedrooms all with built in robes
- > Huge open plan living dining space

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- > Original bathroom with bath
- > Separate laundry with plenty of linen space
- > Large fenced backyard with entertaining area and separate grass area
- > Fully reticulated

\* 1x shed not for tenant use

\* Please note, outdoor setting to remain, other furniture at property will be removed.

\* Please note, office desk can either remain or be removed from the premises

\* Sorry no pets

Ingoing Costs:

Two weeks rent: \$1600.00

Bond (4 weeks rent): \$3200.00

Total Costs: \$4800.00

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.

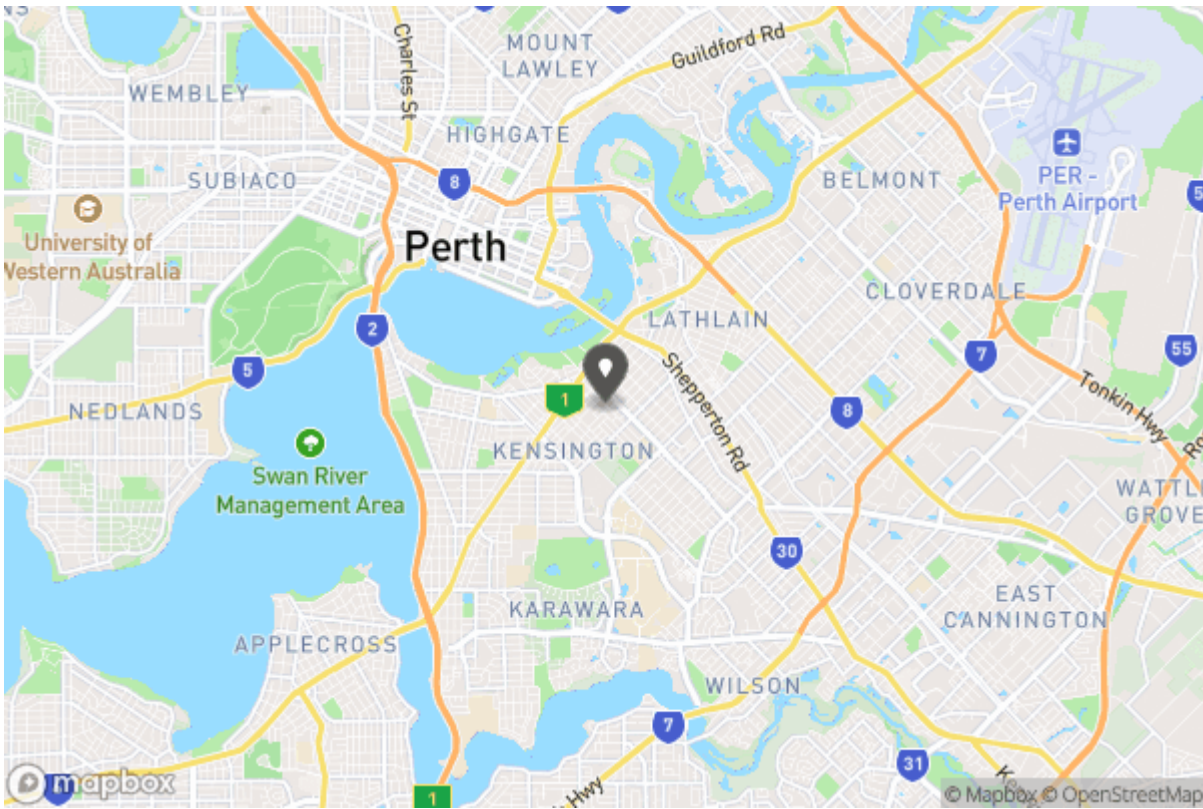
# Gallery







# Location Map



# Floor Plans



## 81 GWENTYFRED ROAD, KENSINGTON

**EXPLANATION:**  
PLANS SHOWN ARE FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO SURVEY AND PROFESSIONAL AND LICENSURE WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN REQUIRES.



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/Property?agentID=MD22298&uniqueID=R814525>