



85B Tate Street WEST LEEDERVILLE WA 6007

 3  2  2

\$900 per week

Date available: 9 May 2025

[Book Inspection](#)

## Everything Right On Your Doorstep!

Introducing this stylish, low-maintenance two-storey home, thoughtfully designed to offer both comfort and convenience

### THE LOCATION

This home is perfectly positioned just a few minutes' walk from the serene and picturesque Lake Monger, providing a tranquil setting for relaxation or outdoor activities. With easy access to public transport and major freeways, commuting and exploring the vibrant local community is a breeze. Whether you're heading into the city, to nearby suburbs, or simply exploring the local neighbourhood, this location offers unmatched convenience.

### THE RESIDENCE

- > Well equipped kitchen with induction cooking and ample storage
- > Laundry with direct outdoor access
- > Cozy family room with study nook
- > Master bedroom with built in robe and private ensuite
- > Upstairs lounge with split system air conditioning
- > Two secondary bedroom, both with built in robes
- > Good sized main bathroom

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- > Low maintenance back exterior
- > Pool and cabana
- > Double car garage

Ingoing costs:

Two weeks rent: \$1,800.00

Bond (4 weeks rent): \$3,600.00

Total costs: \$5,400.00

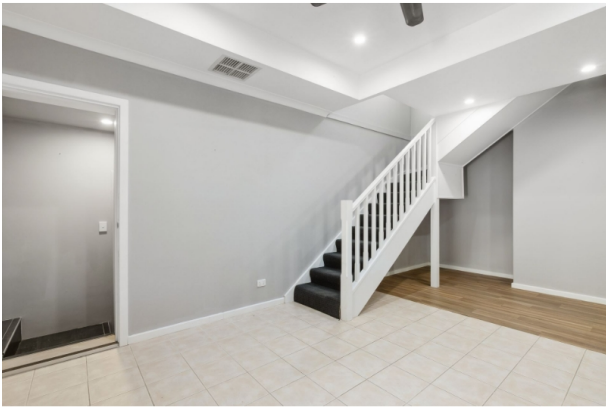
#### HOW TO VIEW THIS PROPERTY

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. You can then enter your details and choose an inspection time.

Jones Ballard does NOT accept online applications through 1Form. Properties MUST be viewed and an application form collected from the viewing.

# Gallery

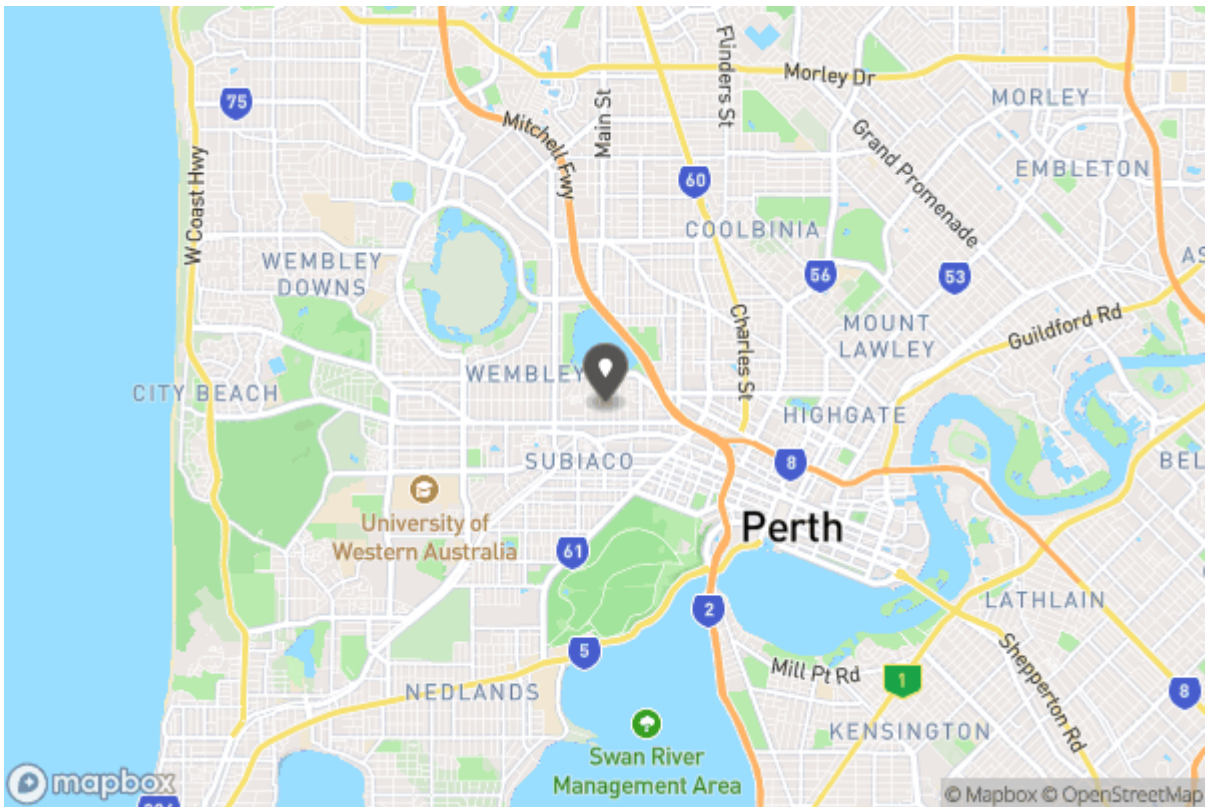








# Location Map







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

Ellie Spiegl

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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=R3868802>