



## 9 Argyle Street BENTLEY WA 6102

 3  1  1

\$600 per week

Date available: 29 July 2024

[Book Inspection](#)

### The three L's

Excellent proximity to Curtin University, Canning College and South Metropolitan TAFE plus numerous parks and a host of desirable amenities nearby including Waterford Plaza, cafes, library, Canning river and public transport. This neat and tidy home really is all about Location! Location! Location!

#### THE RESIDENCE

- > Flooring in living zone has been upgraded since advertising photos were taken
- > Open plan living and dining zone
- > Refreshed kitchen with room to move
- > 3 bedrooms, 2 with double built in robes
- > Refreshed bathroom
- > Separate laundry with direct access to outdoor drying courtyard
- > Separate toilet
- > Spacious backyard
- > Undercover parking for 1 car plus extra driveway parking
- > Low maintenance gardens

#### THE FINER DETAILS

Jones Ballard

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- > Reverse cycle air conditioning
- > Ceiling fans to all bedrooms
- > Two linen storage cupboards

\*\*Tenants are responsible for the watering and maintenance of the front lawn and verge, however, the side fenced courtyard only requires maintaining.

Pets considered upon application.

Ingoing Costs:

Two weeks rent: \$1200.00

Bond (4 weeks rent): \$2400.00

Total Costs: \$3600.00

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

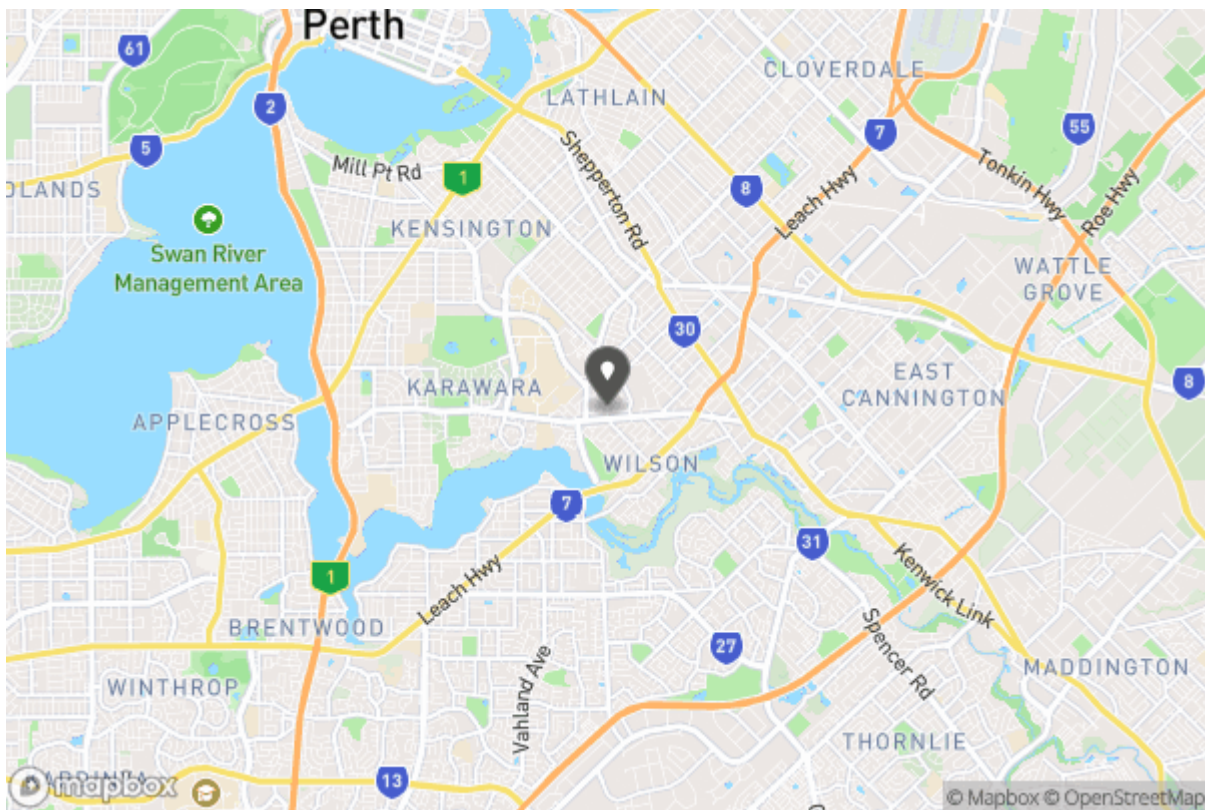








# Location Map



# Floor Plans



**9 ARGYLE STREET, BENTLEY**

DISCLAIMER  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO SURVEY AND ENCUMBRANCES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRY.





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=17786998)

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