



9 Egham Road BURSWOOD WA 6100

 3  1  2

\$700 per week

Date available: 11 September 2023

[Book Inspection](#)

## UNDER APPLICATION - Charming Character Home

You'll be impressed at first glance with this lovely, character home boasting an appealing street-front presence, original charming features, comfortable living and well-manicured yards!

### THE LOCATION

Situated in the leafy surrounds of Burswood, you are only a short walk away from the vibrant Vic Park caf  strip and within close proximity to the Swan River, Crown Casino, The Camfield & Optus Stadium. Surrounded by parklands & reserves, public transport, restaurants & bars and easy access to the Perth CBD and major Highways, you cannot beat this location!

### THE RESIDENCE

- > Enclosed, private front yard
- > Three spacious bedrooms
- > Separate lounge
- > Well-appointed kitchen & meals with ample cupboard/bench space
- > Well maintained bathroom
- > Large decked entertaining area
- > Well-manicured lawns & gardens

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> Single carport with additional parking

#### THE FINER DETAILS

> Polished floorboards

> Split system air conditioning

> Ceiling fans

> Dishwasher

> Gas cooktop

> Auto-reticulation

\* Pets considered at owner's discretion

\* 6 month lease with potential for extension

\* The owner has intention to subdivide the property during the period of tenure

#### Ingoing Costs:

Two weeks rent: \$1,400

Bond (4 weeks rent): \$2,800

Total Costs: \$4,200

#### 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.

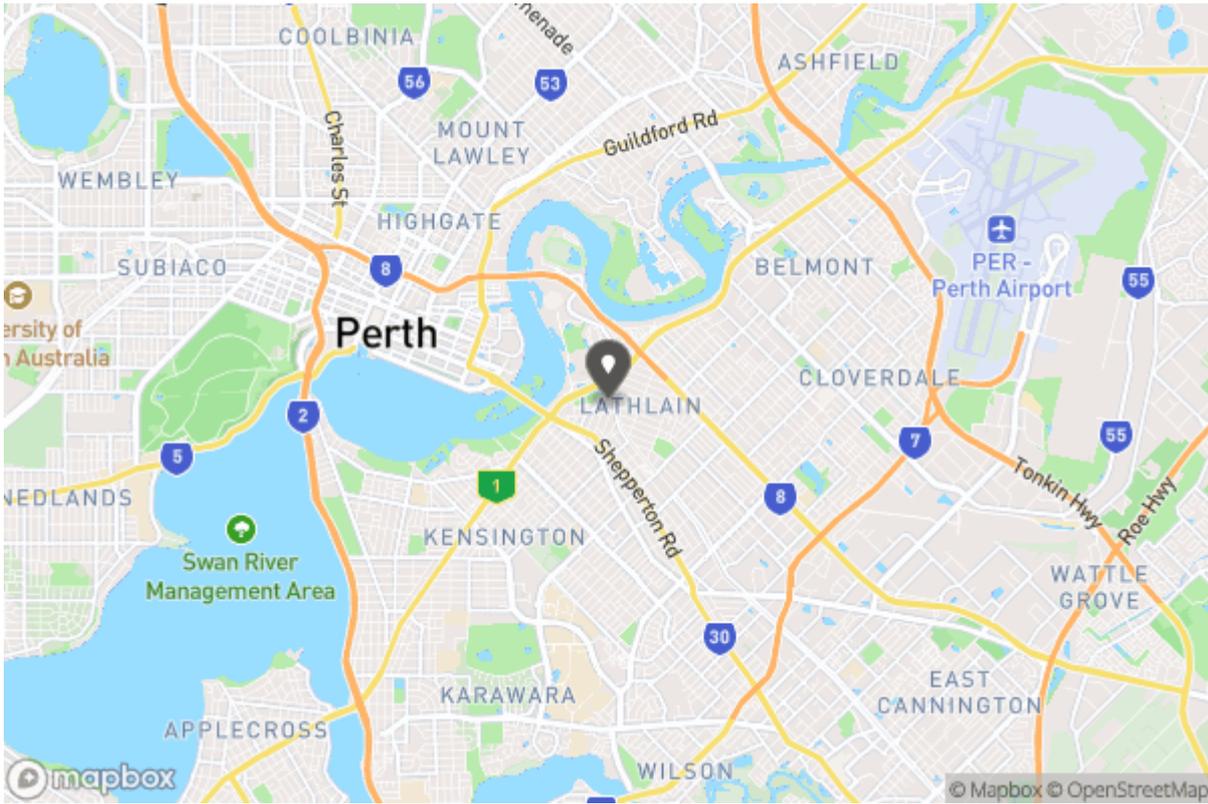
# Gallery







# Location Map





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

Tyron D'Uva

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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=R3195102>