



## 9 Gresham Street VICTORIA PARK WA 6100

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\$850 per week

Date available: Now

[Book Inspection](#)

### It doesn't get any better than this!

You will immediately fall in love with this stunning character home, which effortlessly combines charming period features with modern comforts. Its inviting atmosphere and timeless design, create a warm and welcoming environment. This property beautifully balances classic elegance with contemporary living, making it the ideal place to call home.

#### THE LOCATION:

Nestled in a vibrant neighbourhood Victoria Park, this home offers the perfect balance of tranquility and convenience. You'll enjoy the serenity of the area while being just moments away from a wide variety of cafes, restaurants, boutique shops, and bars, making it an ideal location for those who love to explore local dining and entertainment options. With excellent public transport links nearby, commuting to the city is effortless, making it perfect for busy professionals. You will also love the nearby parks, schools, and recreational facilities, providing ample opportunities for outdoor activities. Whether you're a young professional, a growing family, or anyone in between, this home provides the perfect setting for a balanced, connected, and dynamic lifestyle.

#### THE RESIDENCE:

- > Front patio, perfect for relaxing or enjoying your morning coffee
- > Front lounge, a cozy spot for unwinding after a busy day

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- > Modern kitchen with ample storage, ideal for culinary experiences
- > Separate dining, ideal for family meals or entertaining guests
- > Large master bedroom, featuring built-in robe
- > Good size secondary bedroom with built in robe, offering plenty of storage space
- > Rear third bedroom, a flexible space to suit your needs
- > Main bathroom, functional for everyday use
- > Large laundry with separate toilet, practical and convenient
- > Large Alfresco off the dining, providing an excellent area for outdoor dining or relaxing
- > Carport with plenty of parking space
- > 2x large lockable sheds, great for additional storage
- > Ducted reverse cycle air conditioning, ensuring comfort throughout the year
- > Beautifully established gardens, providing a tranquil setting

Ingoing Costs:

Two weeks rent: \$1,700.00

Bond (4 weeks rent): \$3,400.00

Total Costs: \$5,100.00

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.

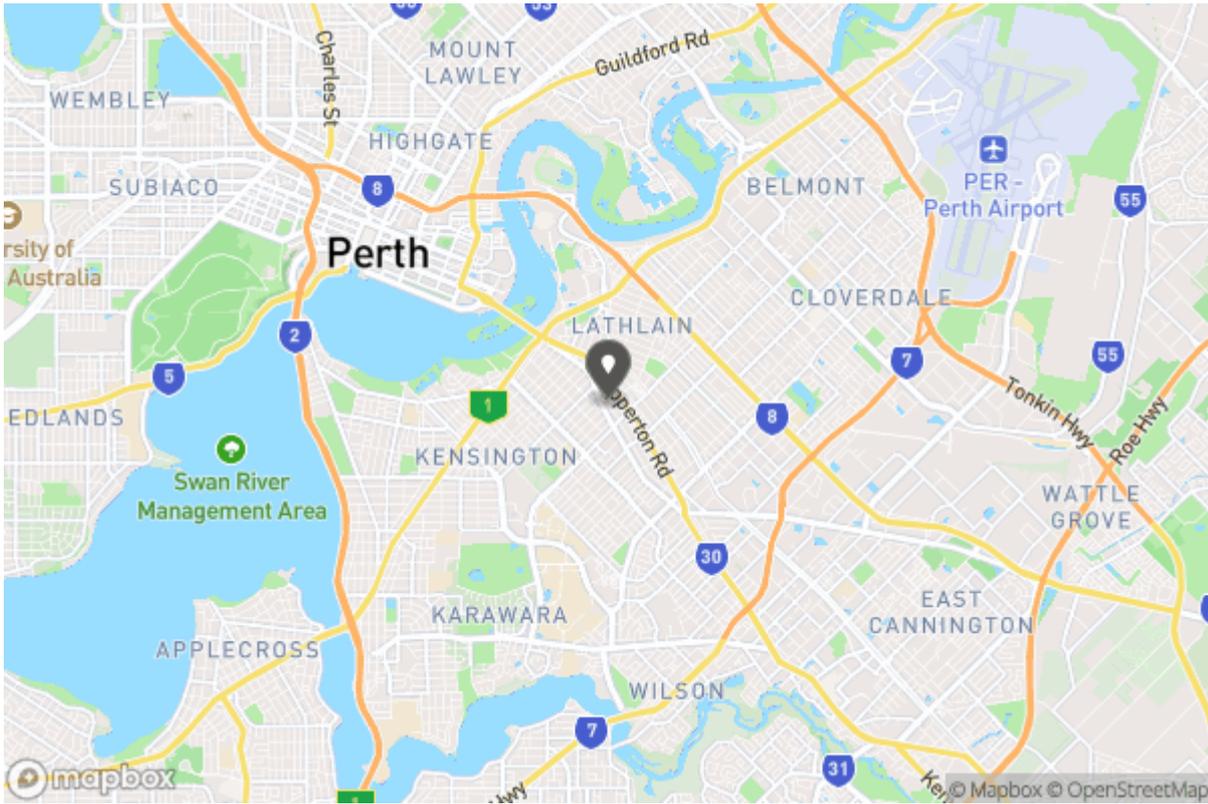
# Gallery







# Location Map





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

Ellie Spiegl

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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=R3827604>