

EDITION 45

NOVEMBER 13TH, 2023

*Oakleigh's No.1
Rental Magazine*

jamesperry.com.au

leasing

FIND LOVE LIVE

Follow us on



Sales
Magazine



Rental
Magazine



OPEN HOME

Summary

BENTLEIGH EAST

92 Paloma Street **Bentleigh East**

Wednesday

Saturday

11.15am - 11.30am

CHADSTONE

1/13 Binalong Avenue **Chadstone**

Wednesday

Saturday

9.45am - 10.00am

CLAYTON SOUTH

1/689 Heatherton Road **Clayton South**

Wednesday

Saturday

COMING SOON

KEYSBOROUGH

10 Yennora Court **Keysborough**

Wednesday

Saturday

10.30am - 10.45am

MOONEE PONDS

5/48 Scotia Street **Moonee Ponds**

Wednesday

Saturday

12.30pm - 12.45pm

MELBOURNE

53/88 Franklin Street **Melbourne**

Wednesday

Saturday

1.45pm - 2.00pm

OAKLEIGH

4/183 Atherton Road **Oakleigh**

Wednesday

Saturday

COMING SOON

FIND LOVE LIVE

our properties of the week



11 Binalong Avenue Chadstone

1



4/183 Atherton Rd
Oakleigh

2



92 Paloma Street Bentleigh East

3

Bentleigh East 92 Paloma Street

OPEN HOME - Saturday 18th November 11.15am - 11.30am



4  2  1  2 



Denis Stavropoulos
0431 037 060



James Telios
0433 427 986

SPACIOUS AND PERFECTLY LOCATED

Spacious and in this most sought after location this coy & comfortable home comprises and features: ducted heating, cooling & polished boards, a fantastic floor plan with a spacious formal lounge, kitchen with meals area/family room, large bathroom and 3 bedrooms (2 with BIRs) plus an additional family room with kitchenette/bedroom & full en-suite a carport & off-street parking catering for all cars.





Conveniently located close to transport, parks & in-zone Coatesville Primary. Affordable & versatile

Available November 21st **Rent** \$725 per week **JAMES PERRY Oakleigh** 8574 1200

Chadstone 1/13 Binalong Avenue

OPEN HOME - Saturday 18th November 9.45am - 10.00am



2  1  1  1 



Denis Stavropoulos
0431 037 060







James Telios
0433 427 986

SPACIOUS 2 BEDROOM UNIT

Spacious and most sort after this beautiful home located close to all amenities comprises and features large lounge room with polished floorboards and wall air con unit, 2 spacious bedrooms with polished floorboards and freestanding robes, updated kitchen with gas cooking, renovated bathroom with shower over bath, gas ducted heating and wall air con to lounge room, beautifully set up rear entertaining decking area with low maintenance courtyard.

Available November 10th **Rent** \$500 per week **JAMES PERRY Oakleigh** 8574 1200



3  2  1  1 



Denis Stavropoulos
0431 037 060



James Telios
0433 427 986

WALK TO MONASH UNI

Spacious and most sought after this fantastic executive townhouse comprises and features open plan lounge, dining area, kitchen meals with stainless steel appliances, gas cook top, electric oven, three bedrooms, master bedroom with walk in robe and ensuite, x2 toilets, fully carpeted upstairs and tiled downstairs area ducted heating, laundry, rear low maintenance courtyard and single garage.



Located within a very short distance to Monash University, public transport, educational and recreational facilities. (Monthly gardener included)

Available Now Rent \$665 per week JAMES PERRY Oakleigh 8574 1200

Clayton South 1/689 Heatherton Road

OPEN HOME - COMING SOON



3  1  0  



Denis Stavropoulos
0431 037 060



James Telios
0433 427 986

THE PERFECT FAMILY HOME

Nicely presented throughout with large living areas this unit comprises and features: entrance hall, large lounge room with separate dining to kitchen meals with kitchen fitted with gas cook top, bathroom with shower, three large bedrooms with built in robes, polished floorboards throughout, heating to lounge room, low maintenance rear courtyard to entertain family and friends. Inspect now as you will want to move straight in and enjoy the lifestyle this home has to offer. Offering 6 or 12 month lease.

Available November 21st **Rent** \$450 per week **JAMES PERRY Oakleigh** 8574 1200

JAMES PERRY REAL ESTATE

WOULD YOU LIKE TO KNOW WHAT YOUR HOME COULD BE WORTH IN TODAY'S RENTAL MARKET?

Book your FREE rental market appraisal now and discover how the real estate market is performing in your area. You may be surprised to find out the current rental value of your property!

During your appraisal, James will provide you with a full report on your property or investment, including a detailed analysis of its features, location, and condition. You will also receive a comprehensive suburb report that includes all rental market trends and indicators. This information is extremely valuable for anyone considering leasing their property, as it can help you make informed decisions about pricing and timing. Don't miss out on this opportunity - call James today to book in your rental appraisal and get started!"

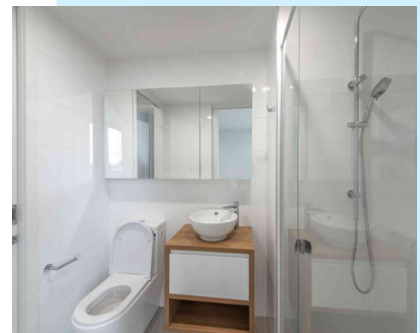





James Telios
0433 110 453

JAMES PERRY REAL ESTATE
2/64 Portman Street, Oakleigh 3166 P. **8574 1200**

Hughesdale 205/59-63 Warrigal Road

OPEN HOME - COMING SOON



1  1  1  



Denis Stavropoulos
0431 037 060



James Telios
0433 427 986

STATE OF THE ART LIVING

Stunning and a work of art are just two simple words that would begin to describe this amazing and ultra modern apartment. Comprises and features large open plan lounge room, modern kitchen with Miele Appliances, electric cooking facilities, dishwasher and movable Island Bench, floating flooring with 1 carpeted bedrooms and additional study nook, bathroom, built in. Single secure car park.


Within walking distance to the Oakleigh Train Station and the Oakleigh Shopping Mecca this is a one of a kind offering you high quality living.

Available December 15th **Rent** \$520 per week **JAMES PERRY Oakleigh** 8574 1200

Keysborough 10 Yennora Court

OPEN HOME - Saturday 18th November 10.30am - 10.45am



5  2  2  2 



Denis Stavropoulos
0431 037 060



James Telios
0433 427 986

STUNNING FIVE BEDROOM HOME

Are you searching for the perfect family home in Keysborough? Look no further! We have an exceptional 5-bedroom residence with 2 bathrooms and 2 toilets, designed to provide comfort, space, and style for your family's needs.



This home boasts generous living spaces that provide room for relaxation and entertainment, spacious kitchen equipped with gas upright cooking facilities, dishwasher, ample storage, a large master bedroom with ensuite and built in robe for your convenience, ducted heating throughout and wall a/c units to 2 areas and semi ensuite/bathroom.

Available Now Rent \$640 per week JAMES PERRY Oakleigh 8574 1200

Melbourne CBD 53/88 Franklin Street

OPEN HOME - Saturday 18th November 1.45pm - 2.00pm



3  1  0  



Denis Stavropoulos
0431 037 060



James Telios
0433 427 986

FULLY FURBISHED HEART OF THE CBD

This fully furnished large three-bedroom apartment is a unique property placed near the corner of Elizabeth Street. Only a block away from RMIT, Queen Victoria Market and surrounded by exciting laneway cafes.





The highlights include: A comfortable living area, Neat and bright kitchen, Windows in each bedroom providing natural light and fresh air throughout, Tidy bathroom with laundry facilities, Reverse cycle wall heating and air-conditioning to lounge room. Enjoy the pleasant stroll to leafy Flagstaff Gardens, Melbourne University, Royal Melbourne Hospital and the fabulous fashion shopping found in QV, Emporium and Melbourne Central.

Available November 30th **Rent** \$750 per week **JAMES PERRY Oakleigh** 8574 1200

Moonee Ponds 5/48 Scotia Street

OPEN HOME - Saturday 18th November 12.30pm - 12.45pm



1  1  1  



Denis Stavropoulos
0431 037 060



James Telios
0433 427 986

SPACIOUS APARTMENT LIVING

Spacious one bedroom ground floor apartment with rear courtyard perfect for alfresco dining and or a private lock-up remote car space.





Boasting a sundrenched lounge room, this inviting home comprises a modern kitchen with brand New stainless steel appliances, lounge, large bedroom with triple door robe, separate bathroom with integrated laundry.

Features floating flooring throughout, remote-control split system in lounge, linen closet, private car space/courtyard. Security entrance to block. Great location, only a couple of minutes to Puckle Street, trains, trams, buses, shops and leisurely walk to Maribyrnong river.

Available Now Rent \$430 per week JAMES PERRY Oakleigh 8574 1200

OPEN HOME - COMING SOON



2  2  1  



Denis Stavropoulos
0431 037 060



James Telios
0433 427 986

STUNNING TOWNHOUSE LIVING

With an abundance of natural light, ingeniously integrated open living zones combined with carefully considered private retreat, completed with a suite of premium finishes and fittings this magnificent and stunning townhouse comprises and features:

BIR in Bedrooms, 2 Bedrooms, Gas stove, electric oven, Dishwasher, 2 Ensuities, 3 toilet, Private Courtyard, 1 Car Underground Secure Parking, NBN ready for you to choose your provider, Alarm system, Intercom system, Split wall heating cooling in all rooms, Kitchen with Stone Benchtops with Ultra-Modern look, Timber flooring to downstairs areas and carpeted bedrooms

Available December 15th **Rent** \$720 per week **JAMES PERRY Oakleigh** 8574 1200

Looking for a home loan?

With access to over 50 lenders, our team will make sure you get the best loan suited to your individual needs. Call our mortgage consultants today.

Guaranteed best interest rates for your scenario

Subject to LVR and lenders full assessment

LOAN AMOUNT EXAMPLES:

\$400,000 loan Repayment: \$1,580.49 per month*

\$600,000 loan Repayment: \$2,370.73 per month*

\$800,000 loan Repayment: \$3,160.97 per month*

\$1,000,000 loan Repayment: \$3,951.21 per month*

Up to \$4,000 cash rebate offer⁺

⁺ For refinances only and subject to loan amount

* Repayments are based on 2.5% principal & interest, 30 year term

Call our mortgage consultants today

Nicholas 0477 775 268

Steve 0413 745 444



QE FINANCIAL

Home Loans • Commercial Loans • Construction Loans • Business Loans

1300 755 504

WWW.QEFINANCIAL.COM.AU



JAMES PERRY

Property Group

2/64 PORTMAN STREET
OAKLEIGH
03 8574 1200
INFO@JAMESPERRY.COM.AU

DISCLAIMER - WE HAVE IN PREPARING THIS BROCHURE/DOCUMENT USED OUR BEST ENDEAVOURS TO ENSURE THAT THE INFORMATION CONTAINED IN THIS DOCUMENT IS TRUE AND ACCURATE, BUT ACCEPT NO RESPONSIBILITY AND DISCLAIM ALL LIABILITY IN RESPECT TO ANY ERRORS, OMISSIONS, INACCURACIES OR MISSTATEMENTS IN THIS DOCUMENT. PROSPECT PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES TO VERIFY THE INFORMATION CONTAINED IN THIS DOCUMENT.