



1/12 Talbot Avenue COMO WA 6152

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\$600 per week

Date available: 21 January 2022

[Book Inspection](#)

## Life is good here

This beautifully presented street front villa with own private driveway and plenty of parking is beautifully renovated and offers every comfort to make life a breeze.

### THE LOCATION

Tucked away in the quiet and highly sought after McDougall Park precinct, you'll love the close proximity to sought after schools both private and public, South Perth foreshore, local library, freeway plus easy access to bus and rail public transport taking you into the city. Nearby universities are an added bonus.

### THE RESIDENCE

- > Spacious living room with timber doors opening to picturesque front courtyard
- > Separate dining room
- > Beautifully renovated kitchen with stone benchtops
- > King sized master bedroom with wall of built in robes
- > Two good sized secondary bedrooms, one with robe
- > Central bathroom and toilet
- > Renovated laundry area with stone tops and storage
- > Separate second toilet off laundry

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- > Undercover parking for one car plus room for an additional three cars
- > Rear drying courtyard
- > Separate lockable storeroom

#### THE FINER DETAILS

- > Fully ducted reverse cycle air conditioning
- > Ceiling fans to living area and master bedroom
- > Gas heating point
- > Suite of stainless steel kitchen appliances including dishwasher and 900ml oven and gas cooktop
- > Gorgeous timber floorboards
- > Fantastic natural light throughout
- > Reticulation front and rear
- > Fibre to the premises NBN

\* Small pets considered at the owner's discretion

#### 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



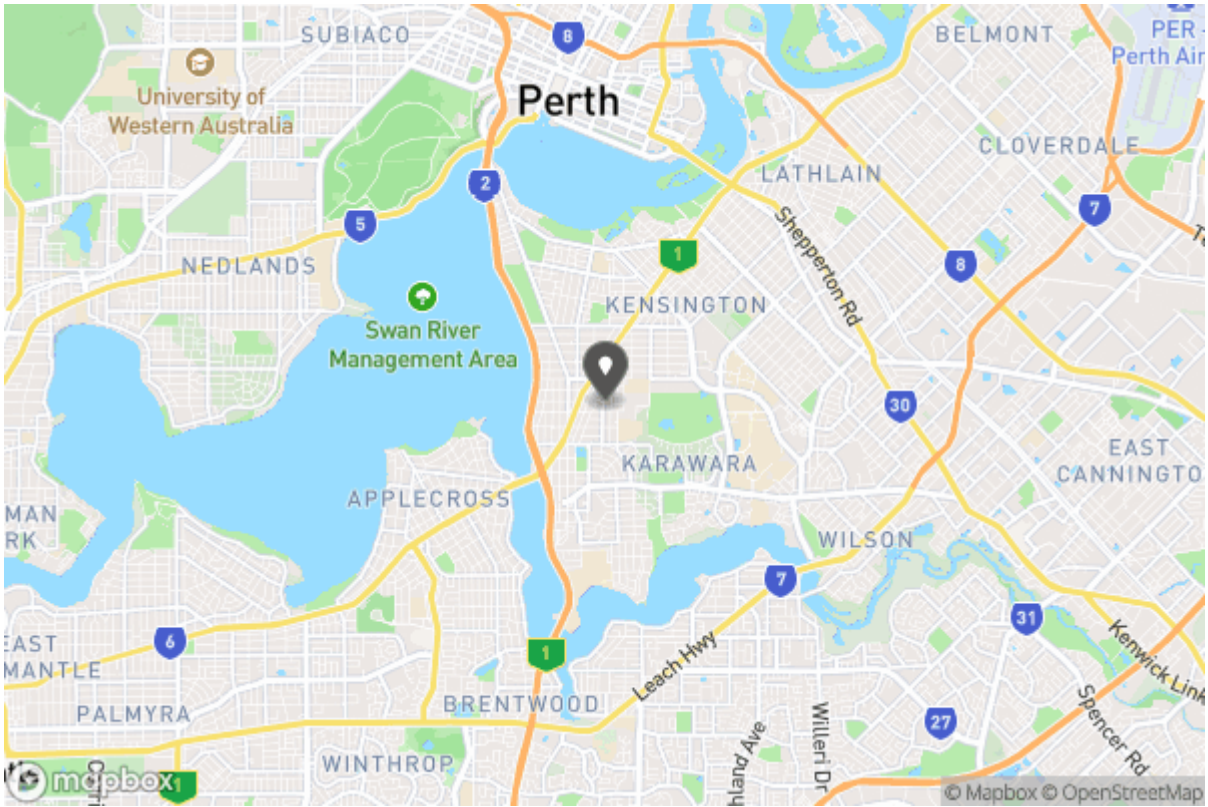




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# Location Map



# Floor Plans



1/12 Talbot Ave, Como

Living Area : 95.36m<sup>2</sup>

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.



Tory Carter

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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/Form?AgentID=MD22298&UniqueID=R2518428>