



1/25 Eric Street COMO WA 6152

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\$575 per week

Date available: 22 February 2024

[Book Inspection](#)

## UNDER APPLICATION - Private Residence

This two bedroom, one bathroom villa stands out from the typical ones. Boasting its own street frontage, a separate driveway, and an expansive wrap-around backyard, it provides the privacy akin to an independent residence! The interior showcases neutral tones and colours, along with an abundance of natural light, creating a bright and airy atmosphere. The stylish kitchen, equipped with stainless steel appliances will impress the chef of the house, while the presence of multiple split system a/c units ensures year-round comfort.

### THE LOCATION

Positioned a stone's throw away from The Preston St CafÃ© strip, you'll enjoy everything this location has to offer. Located within close distance to Como Beach, Canning Bridge Station, South Perth Foreshore, Perth CBD & easy access to the Kwinana Fwy, the world is your oyster!

### THE FEATURES

- > Street frontage with own driveway & porch
- > Private residence nestled in behind brick wall & trees
- > Stylish kitchen with stainless steel appliances & near-new dishwasher
- > Kitchen overlooks the dining & living areas, equipped with split system a/c
- > Both bedrooms with split system a/c units & ceiling fans

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- > Master with built in robes
- > Modern bathroom
- > Separate laundry & toilet
- > Expansive wrap-around pergola with garden beds
- > Single garage with extra parking space
- > Storage room

- \* Can be leased partly furnished or unfurnished
- \* Small pets considered at owner's discretion
- \* Available date: 22/02/24
- \* 6 month lease preferred

#### 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.

#### Ingoing Costs:

Two weeks rent: \$1,150

Bond (4 weeks rent): \$2,300

Total Costs: \$3,450

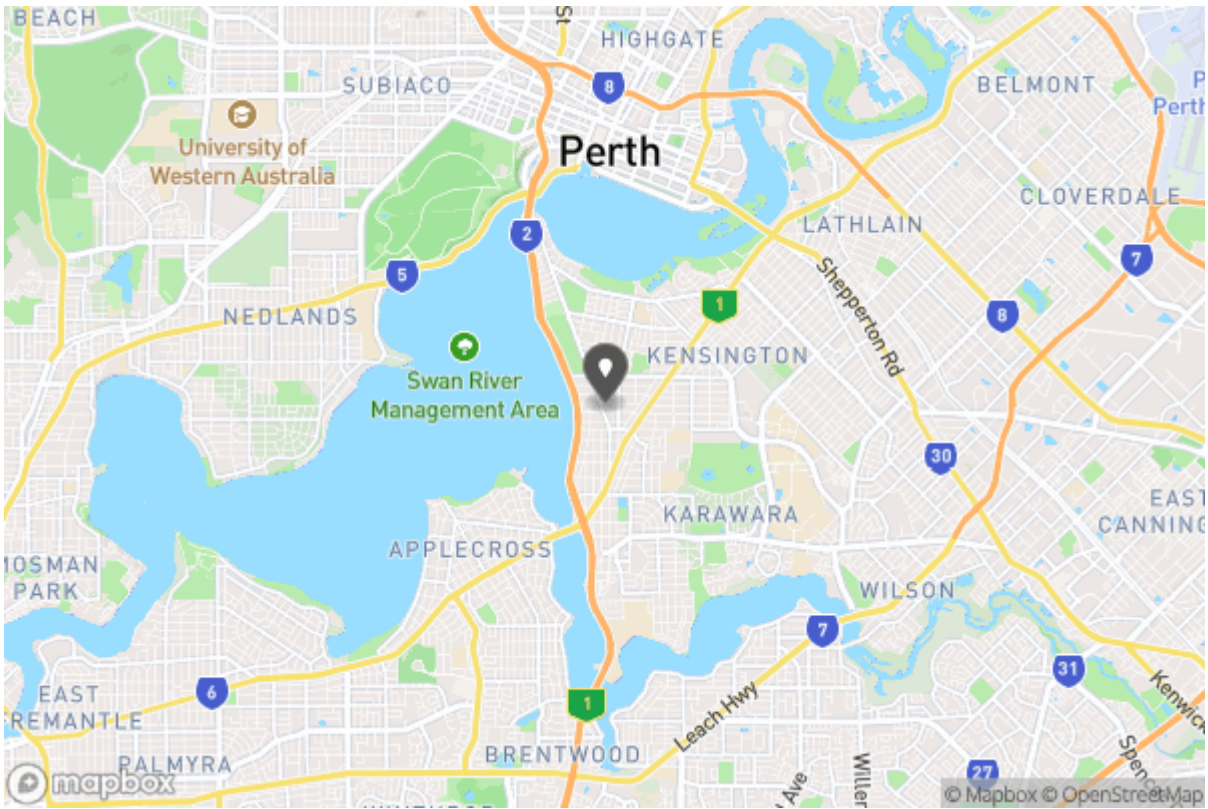
# Gallery







# Location Map



# Floor Plans





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

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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=R3389988>