



1/32 Edgecumbe Street COMO WA 6152

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\$950 per week

Date available: 4 April 2025

[Book Inspection](#)

Location and Lifestyle

This generously sized family home offers a modern, low-maintenance lifestyle. Seamlessly blending comfort and convenience, providing the perfect space for family living.

THE LOCATION

Nestled among leafy streets, this home is ideally located in a highly sought-after, family-friendly suburb, offering both exceptional convenience and easy access to a wide range of amenities. With top-notch schools nearby, including Como Primary School, Como Secondary College, and Penrhos College, you'll have access to excellent educational options. The property is also perfectly positioned with quick access to major routes such as Canning Highway and Labouchere Road, making commuting to Perth's CBD and surrounding areas a breeze. Whether you're heading to work or enjoying quality time with family, this prime location strikes the perfect balance between convenience and lifestyle.

THE RESIDENCE

- > Large front family room, perfect for family gatherings and relaxation
- > Light and bright living and meals area, a seamless space offering an open atmosphere
- > Well designed kitchen with plenty of cabinetry and counter space
- > Master bedroom with walk in robe and ensuite
- > Secondary bedroom with built in robe and access to main bathroom

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- > Third and fourth bedroom, both with built in robes
- > Main bathroom with separate shower and bath
- > Large laundry with direct access to outside
- > Separate toilet for added convenience
- > A low-maintenance backyard, perfect for outdoor enjoyment
- > Evaporative A/C and split system in lounge
- > Secure double car garage
- > Lockable storeroom

Ingoing Costs:

Two weeks rent: \$1,900.00

Bond (4 weeks rent): \$3,800.00

Total Costs: \$5,700.00

HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

Simply go to our website: 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.

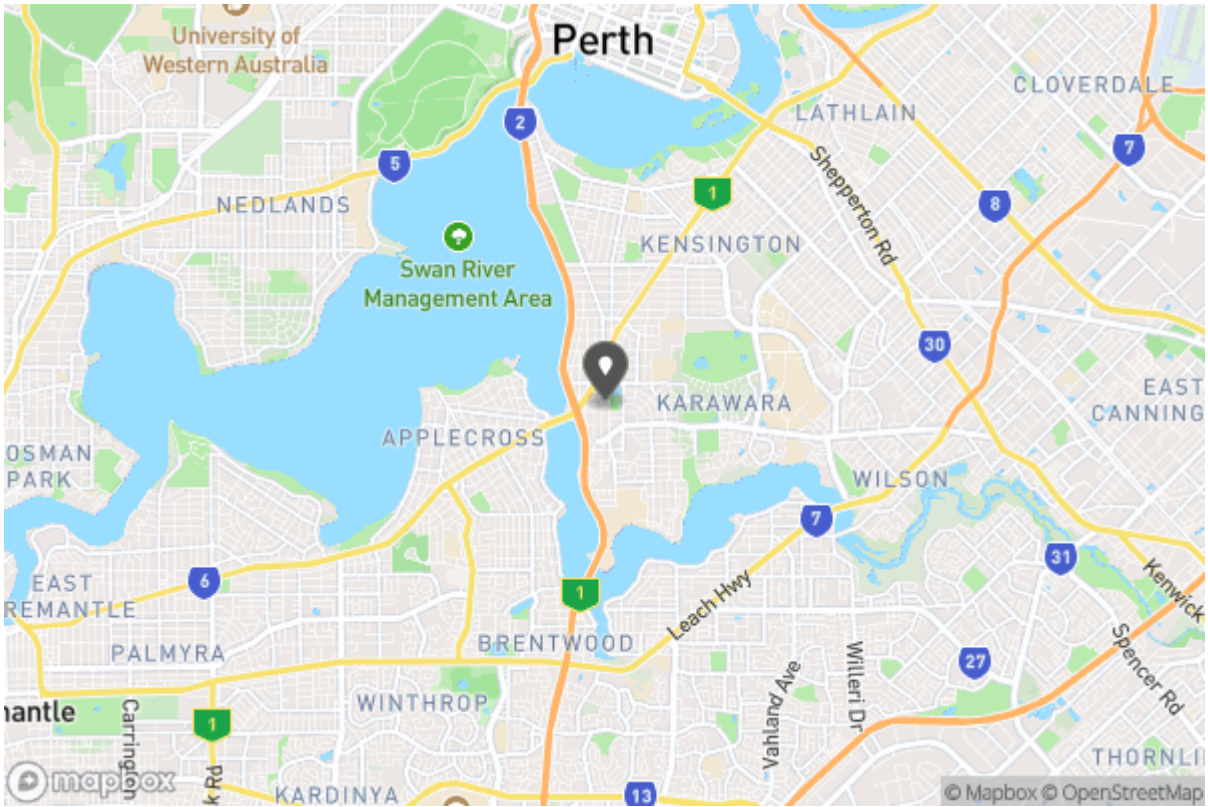
Gallery







Location Map





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

Ellie Spiegl

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175 Labouchere Road
Como WA 6152



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=R3845077>