



1/96 Edgecumbe Street COMO WA 6152

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\$470 per week

Date available: 11 August 2023

[Book Inspection](#)

## Hidden Gem!

This welcoming home two bedroom villa has a light and airy feel nestled amongst a small complex of villas.

### THE LOCATION

Just a short five minute stroll to the beautiful McDougall Park for a relaxing picnic and walk around the lake, you will be loving life in this central location close to Swan and Canning rivers. With easy access to the city and within close proximity to the Preston Street precinct, Curtin University, Canning Bridge bus and train station, parks, shops and cafes - what more could you want?

### THE RESIDENCE

- > Spacious open plan lounge/dining
- > Private maintained courtyard
- > Electric cooking and ample cupboard space to kitchen
- > Large built in robe to master bedroom
- > Carport parking for 1 car plus free street parking
- > Split system air conditioning to lounge

Sorry! No pets.

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Ingoing Costs:

Two weeks rent: \$940.00

Bond (4 weeks rent): \$1,880.00

Total Costs: \$2,820.00

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





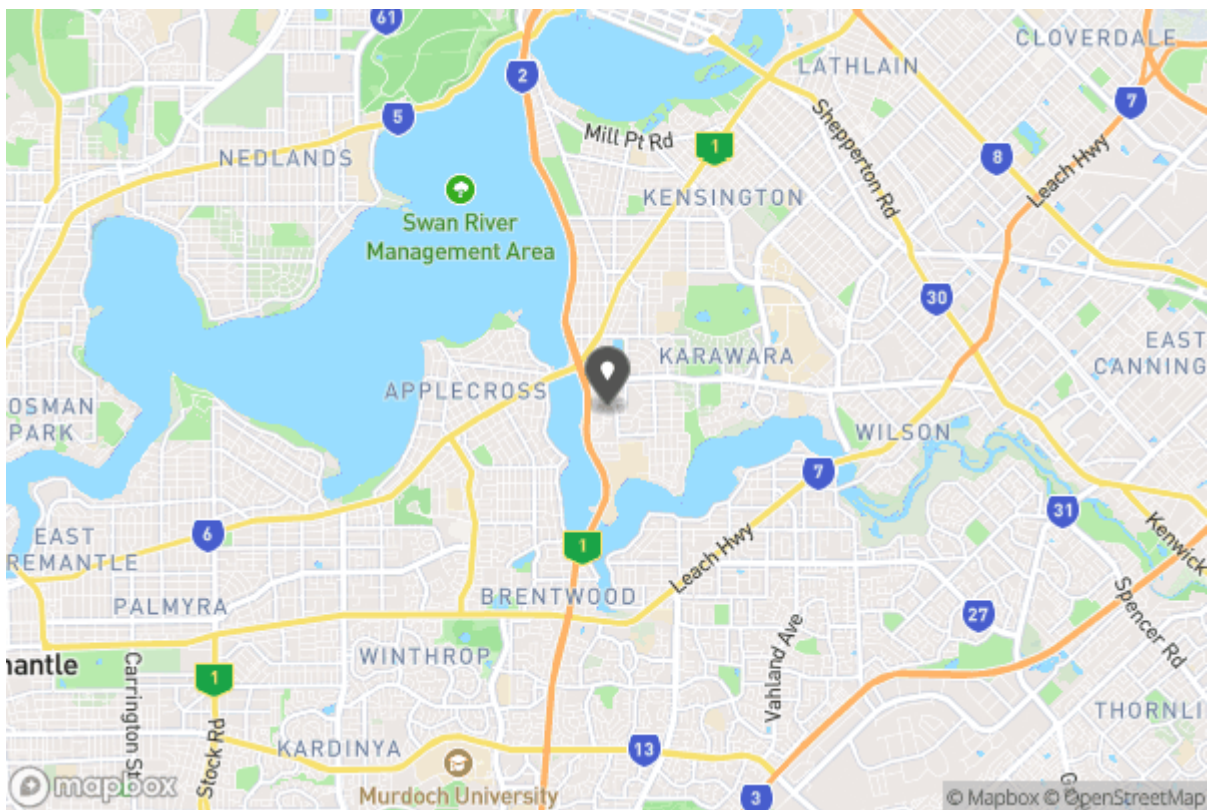


1-96 EDGE CUMBE STREET, COMO

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO CHANGE AND DISCREPANCIES ARE NOT OUR RESPONSIBILITY. ANY CHANGES, ADDITIONS, OR DELETIONS TO ANY OF THE INFORMATION CONTAINED HEREIN WILL BE ACCEPTED. INTERESTED PARTIES SHOULD READ THE DRAWINGS CAREFULLY.

# Location Map





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

Sheree Baillie

sheree.baillie@jonesballard.com.au

08 9474 1533  
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=R815456>