



10/140 Melville Parade COMO WA 6152

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\$450 per week

Date available: 21 June 2023

[Book Inspection](#)

## Neat as a pin!

Positioned well back from the street behind secure gates, in a well-maintained complex of only 14, this spacious and light-filled residence ticks lots of boxes. A fabulous opportunity to live in a highly desirable riverside precinct of Como at a very affordable price. Blink and you'll miss this one.

### THE LOCATION

An amazing location, where you can enjoy watching the yachts on race day! Within the sought after Como Beach precinct, this property will surely impress. Ideally located within walking distance to shops, schools, parks and the vibrant Preston Street shops and social scene. Proximity to river, local library, freeway and easy access to public transport taking you into the city. Nearby Como primary and secondary schools as well as universities are an added bonus.

### THE RESIDENCE

- > Open plan living and dining zone
- > Functional kitchen with ample storage
- > Spacious master bedroom with double built in robe
- > Second bedroom with built in robe
- > Bathroom / laundry combination

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- > Separate toilet
- > Secure, allocated and undercover parking for one car

#### THE FINER DETAILS

- > Gas cooking
- > Reverse Cycle Air Con in kitchen
- > Allocated lockable storeroom
- > Great natural light throughout
- > NBN ready

\* Sorry, no pets

#### Ingoing Costs:

Two weeks rent: \$900.00

Bond (4 weeks rent): \$1800.00

Total Costs: \$2700.00

#### 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.

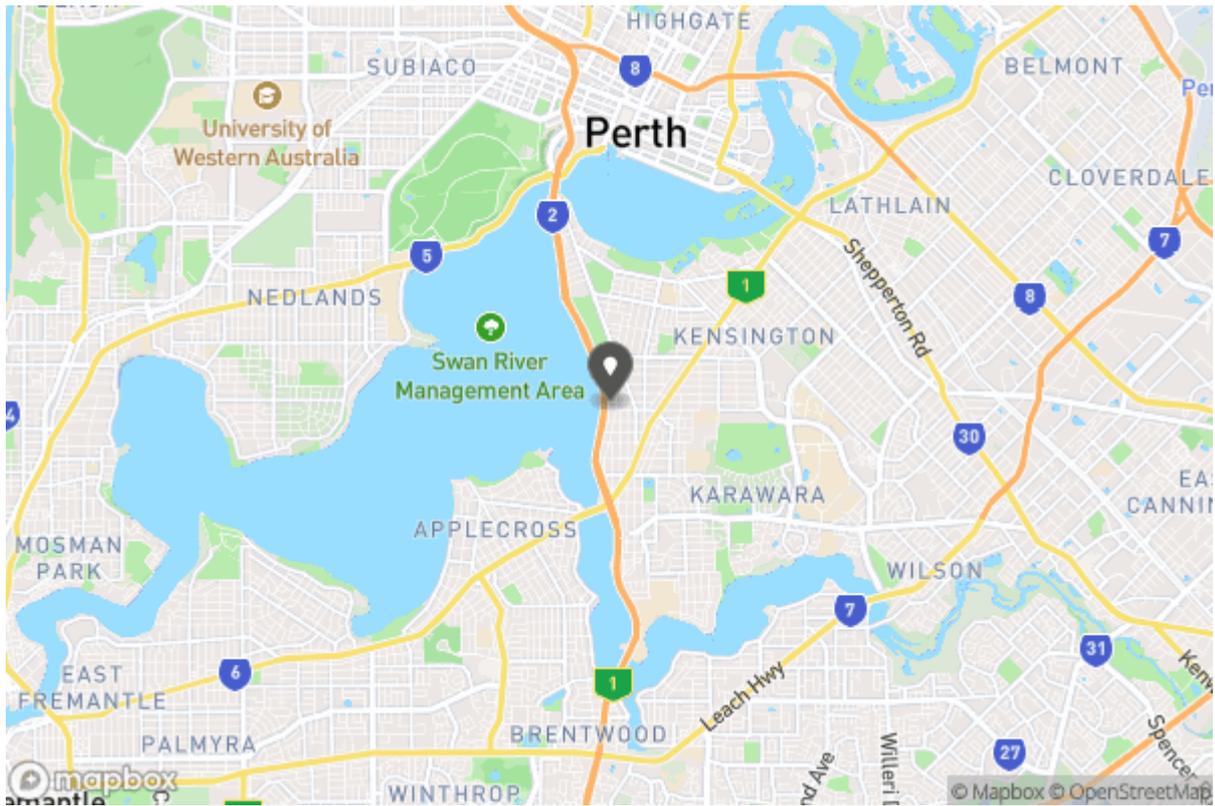
# Gallery







# Location Map





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

Sheree Baillie

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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=R2465935>