



11B Amery Street COMO WA 6152

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\$620 per week

Date available: 29 October 2021

[Book Inspection](#)

## Too good to last!

This well appointed and generously proportioned home in private location offers the very best in low maintenance living in the sophisticated and well established suburb of Como. Be quick, opportunities as good as this seldom last long!

### THE LOCATION

Ideally located, this property lends itself to the enjoyment of the ever popular McDougall Park just two blocks away. Couple this with immediate accessibility to public transport, shops, cafes, freeway and foreshore plus close proximity to sought after public and private schools.

### THE RESIDENCE

- > Large formal living and dining zone
- > Central kitchen with breakfast bar and ample storage
- > Spacious family room off kitchen
- > Queen size master bedroom with large walk in robe and private ensuite
- > Two secondary bedrooms, each with built in robe and timber look flooring
- > Large study with handy built in furniture
- > Updated family bathroom with separate shower and bath
- > Separate laundry with direct access to outdoor undercover clothes drying area

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- > Separate toilet
- > Fantastic outdoor entertaining area overlooking lovely gardens
- > Double remote controlled garage

#### THE FINER DETAILS

- > Gardening and lawn maintenance included in rent
- > Reverse cycle air conditioning to front living area, master bedroom and study
- > Evaporative cooling only air conditioning throughout
- > Suite of stainless steel kitchen appliances including dishwasher and 2 ovens!
- > Gas cooking
- > Security screens throughout
- > Automatic reticulation to front and back
- > Storeroom

\* Yes! Pets considered at Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1240.00

Bond (4 weeks rent): \$2480.00

Total Costs: \$3720.00

#### HOW TO VIEW THIS PROPERTY

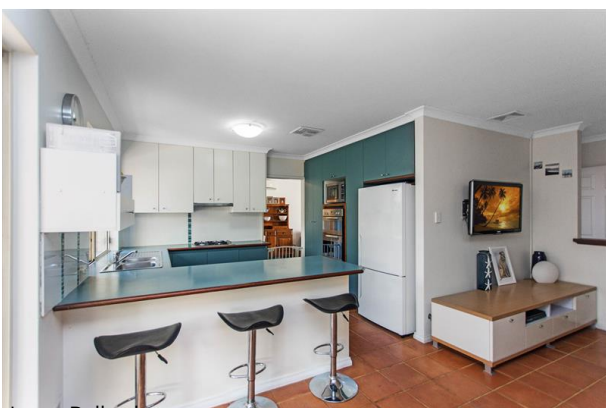
Arranging inspections is easy!

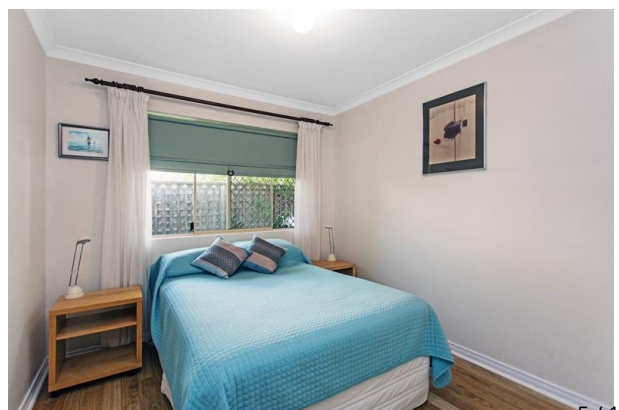
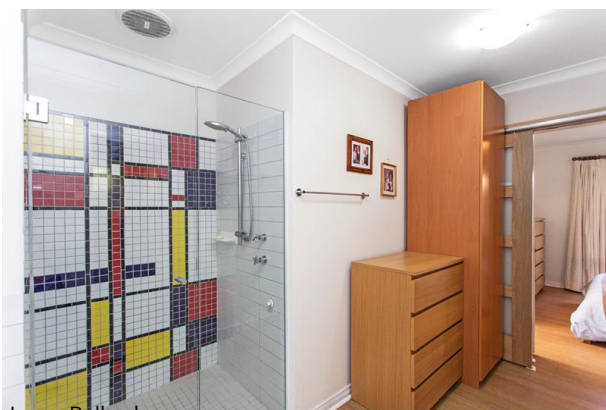
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery

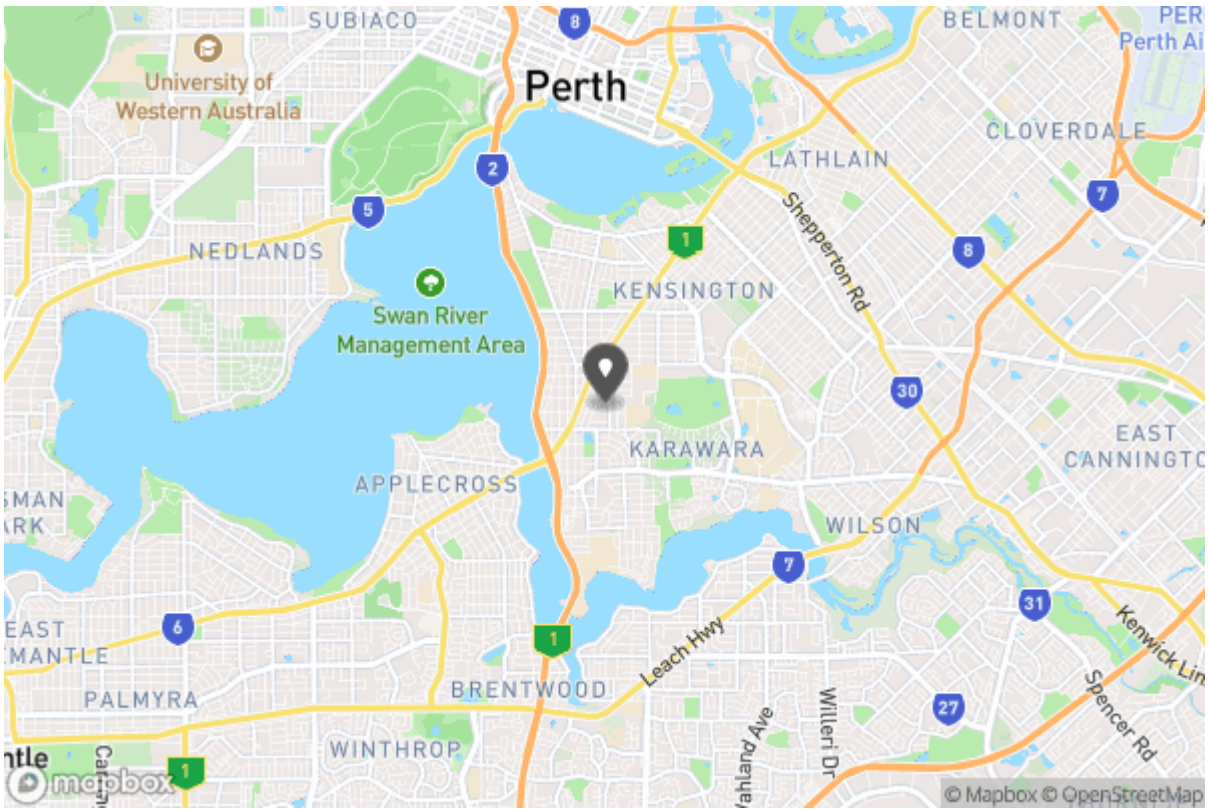








# Location Map



# Floor Plans



## 11B AMERY STREET, COMO

DISCLAIMER:  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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

Kelly Paddison

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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/Form?AgentID=MD22298&UniqueID=R815831>