



13/67 Ley Street COMO WA 6152

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\$700 per week

Date available: 8 August 2025

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## Leafy Locale, Lifestyle to Love

Privately positioned at the rear of a well-maintained complex, this beautifully refreshed villa delivers a superb blend of seclusion, functionality, and prime convenience. Radiating warmth and charm, this intimate villa serves as an elegant sanctuary, thoughtfully crafted to promote refined daily living and effortless comfort.

### THE LOCATION

Nestled directly across from the leafy expanse of James Miller Oval, this villa enjoys a tranquil, park-front setting that feels removed from busy roads yet remains effortlessly accessible. A bus stop is conveniently located at the complex entrance, and Canning Bridge train station is within easy walking distance, providing seamless access to public transport. Enjoy a short stroll to nearby shops, local cafes and scenic river walking trails. For commuters, this property offers prime connectivity with seamless freeway access. An exceptional fusion of daytime park side energy and nighttime serenity.

### THE RESIDENCE

- > Seamlessly connected living and kitchen, create a spacious and inviting atmosphere
- > Sleek breakfast bar, ideal for casual meals or quick morning coffee
- > Split-system air-conditioning in the living area for year-round comfort
- > Master bedroom with built-in robe and dedicated split-system air conditioner

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- > Generous second bedroom featuring a built-in robe
- > Fully renovated laundry with modern fixtures
- > Stylish contemporary bathroom and toilet
- > Covered alfresco with café blinds for privacy and weather protection
- > Low-maintenance landscaping for easy upkeep
- > Undercover single-bay carport with 1 open carbay
- > Two large garden sheds offering ample storage

Ingoing Costs:

Two weeks rent: \$1,400.00

Bond (4 weeks rent): \$2,800.00

Total Costs: \$4,200.00

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.

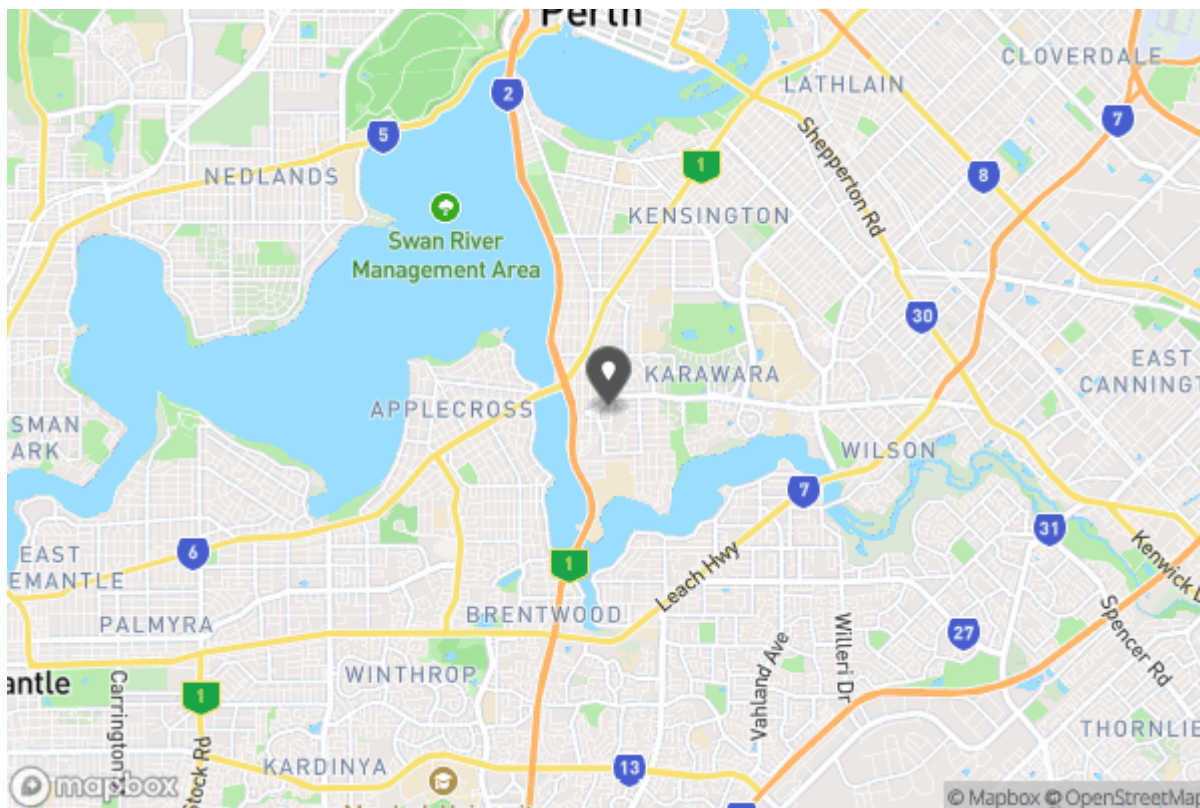
# Gallery







# Location Map





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

Ellie Spiegl

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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=R3953180>