



## 15 Ryrie Avenue COMO WA 6152

 3  2  2

\$675 per week

Date available: 2 December 2020

[Book Inspection](#)

### Need Space? UNDER APPLICATION

This quality home offers a great family floorplan and space galore. Be quick!

#### THE LOCATION

Superbly located in an excellent street close to excellent primary and secondary schools including Wesley and Penhros. Conveniently close by is Angelo Street shopping and cappuccino strip, Victoria Park eateries, the Swan River, Collier Park Golf Course, Curtin University and public transport offering quick and easy access to the Perth CBD. With a lovely neighbourhood feeling, this location and home presents an excellent opportunity for the lucky tenants.

#### THE RESIDENCE

- > Two spacious separate living areas plus separate dining area
- > Modern kitchen with plenty of storage
- > King sized master bedroom with walk in robe and private ensuite
- > 2 queen sized secondary bedrooms each with double built in robe
- > Large separate study with French doors
- > Family bathroom with separate bath and shower
- > Separate toilet
- > Laundry with direct outdoor access

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- > Outdoor area off kitchen featuring shade sail
- > Fantastic timber lined patio at rear overlooking lush grassed and garden area
- > Parking for 2 cars behind remote garage doors
- > Storeroom

#### THE FINER DETAILS

- > Ducted reverse cycle air conditioning
- > Ceiling fans to living area and all bedrooms
- > Gas heating points to both living areas
- > Security alarm system
- > Stainless steel kitchen appliances including dishwasher
- > Freshly painted throughout
- > Stunning timber floorboards throughout living areas
- > Handy 'drop zone' area off kitchen
- > Automatic reticulation front and back
- > NBN available

Yes! Pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1350.00

Bond (4 weeks rent): \$2700.00

Total Costs: \$4050.00

#### 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 'Register to inspect' button for that rental property.

Jones Ballard does NOT accept online applications through 1Form. Properties MUST be viewed and a link for our online application will be emailed to you following your inspection.

# Gallery

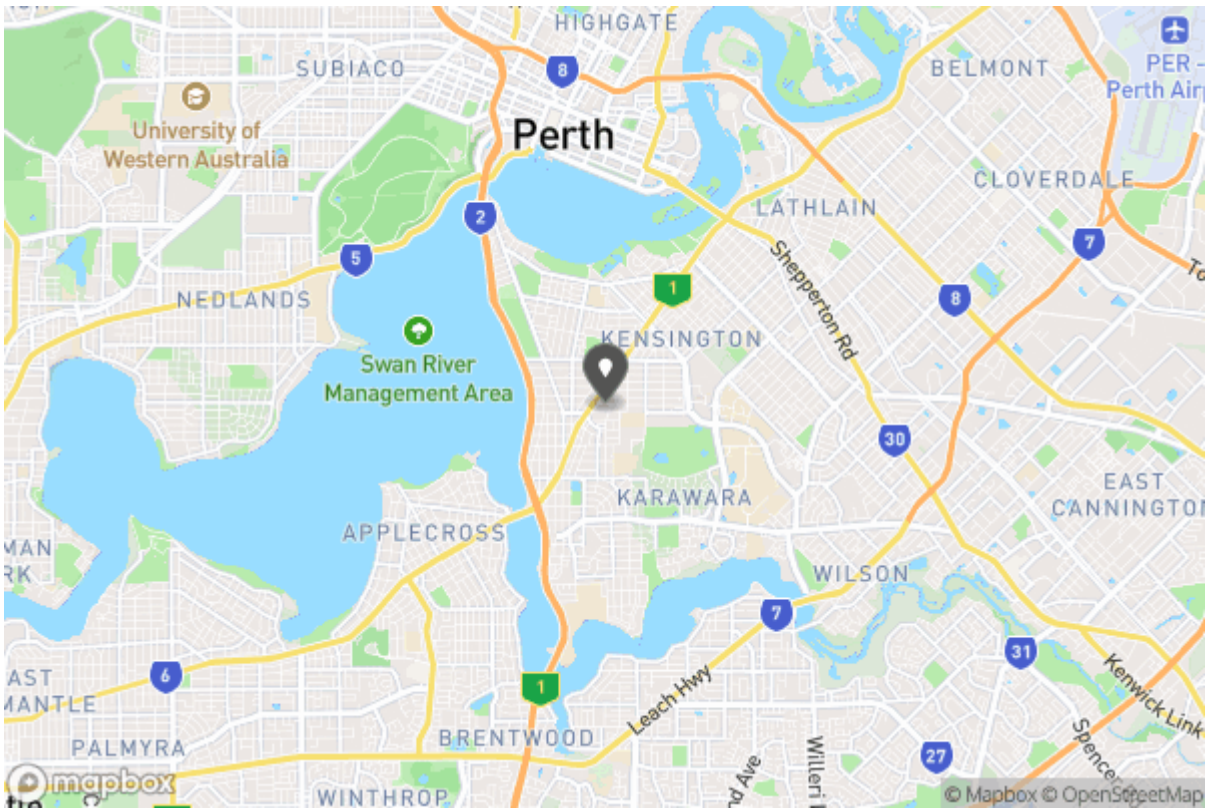








# Location Map



# Floor Plans



## 15 RYRIE AVENUE, COMO

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



Tory Carter

[tory.carter@jonesballard.com.au](mailto:tory.carter@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://www.2apply.com/Form?AgentID=MD22298&UniqueID=R883945>