



Jones  
Ballard

2/64 Bessell Avenue COMO WA 6152

 3  2  2

\$850 per week

Date available: 24 May 2023

[Book Inspection](#)

## Comfy & Classy in Como

Ideally located in the popular 'Avenues' of Como and nestled back from the street. As soon as you walk in you feel immediately at home with plenty of room for everyone. The large open plan kitchen leaves plenty of room for dining, multiple entertainment areas to suit everyone's needs and a lovely private lush decked outdoor area perfect for entertaining.

### THE LOCATION

Conveniently located with excellent private and public schools, Curtin University, public transport and the CBD all on your doorstep, this property will give you an enviable lifestyle with your choice of shopping, cafes and restaurants as well as Collier Park Golf Course within close proximity.

### THE RESIDENCE

- > Open plan living, dining and kitchen area
- > Modern kitchen with gas cook top
- > Large master bedroom with access to the rear gardens through glass sliding doors
- > Two generous sized bedrooms
- > Modern main bathroom with bath
- > Ensuite with double shower and vanities

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- > Upstairs living/study area
- > Gorgeous french doors opening out onto alfresco
- > Balinese inspired undercover alfresco area with wooden decking and ceiling fan
- > Fully reticulated easy to maintain lawn and gardens to the rear

#### THE FINER DETAILS

- > Double garage and gated entrance with room for more cars or boat, caravan etc.
- > His and hers walk in robes to the master bedroom
- > Classic woodwork features
- > Tiled flooring to living areas
- > Stainless steel appliances to kitchen including dishwasher and gas cook top
- > Separate toilet
- > Ducted reverse cycle air conditioning will keep you toasty in winter and cool in summer
- > Ample cupboard space to kitchen and laundry
- > Insulated and fitted attic storage
- > Solar panels for reduced electricity bills
- > Alarm system

#### Ingoing Costs:

Two weeks rent: \$1700.00

Bond (4 weeks rent): \$3400.00

Total Costs: \$5100.00

#### HOW TO VIEW THIS PROPERTY

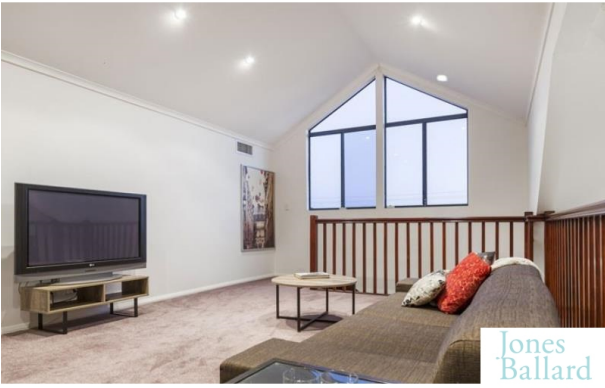
Arranging inspections is easy!

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. You can then enter your details and choose an inspection time.

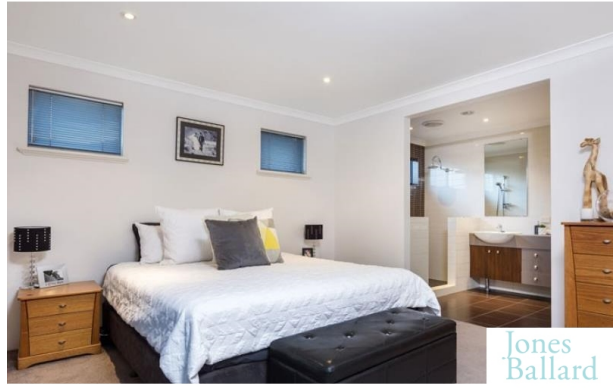
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery





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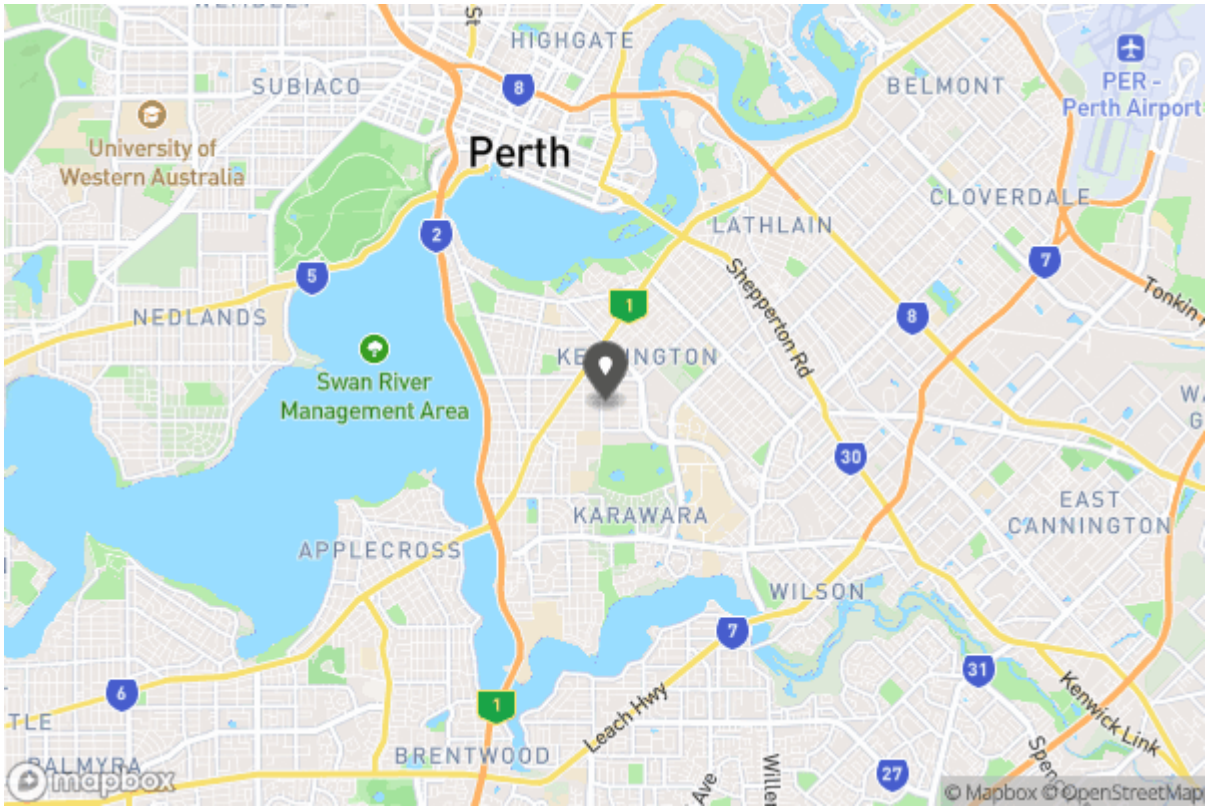
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Jones Ballard



# Location Map





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

Sheree Baillie

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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/Property?agentID=MD22298&uniqueID=R816014>