



2/96 Edgecumbe Street COMO WA 6152

 3  1  2

\$750 per week

Date available: 15 August 2025

[Book Inspection](#)

## Effortless Elegance in an Elevated Escape

Experience the comfort and convenience of this beautifully maintained 3 bedroom villa, ideally situated in a quiet and well kept complex.

### THE LOCATION

Situated in a peaceful and well-connected pocket, this residence offers exceptional convenience for tenants seeking both comfort and accessibility. Canning Bridge Station and multiple nearby bus stops are within easy walking distance, ensuring a smooth and stress-free commute to Perth CBD and surrounding suburbs. Whether you're heading to work or exploring the city, transport options are right at your doorstep. You will appreciate the scenic pedestrian bridge leading to the river foreshore, perfect for morning jogs, weekend picnics, or leisurely evening strolls. The area's tranquil surroundings provide a welcome escape from the hustle and bustle, while still keeping you close to everything you need. Adding to the appeal is the vibrant Welwyn Community Hub, offering a range of local amenities including caf  s, shops, and essential services, all within easy reach. This location truly caters to professionals, couples, and small families looking for a harmonious blend of lifestyle, convenience, and community.

### THE RESIDENCE

- > Open-plan living and dining area offering a functional and inviting layout
- > Renovated kitchen featuring premium Miele appliances and ample cabinetry

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- > Generously sized main bedroom with ceiling fan, built in robes and access to private courtyard
- > Two additional bedrooms, each equipped with ceiling fans and built in robes
- > Stylishly updated bathroom with a separate toilet for added convenience
- > Modernised laundry with excellent storage solutions
- > Reverse cycle split system air-conditioning to both the living area and master bedroom
- > Spacious front and rear courtyards ideal for entertaining or relaxing outdoors
- > Double carport providing secure off-street parking
- > Separate lockable storeroom for additional storage

Ingoing Costs:

Two weeks rent: \$1,500.00

Bond (4 weeks rent): \$3,000.00

Total Costs: \$4,500.00

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







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Approximate Areas

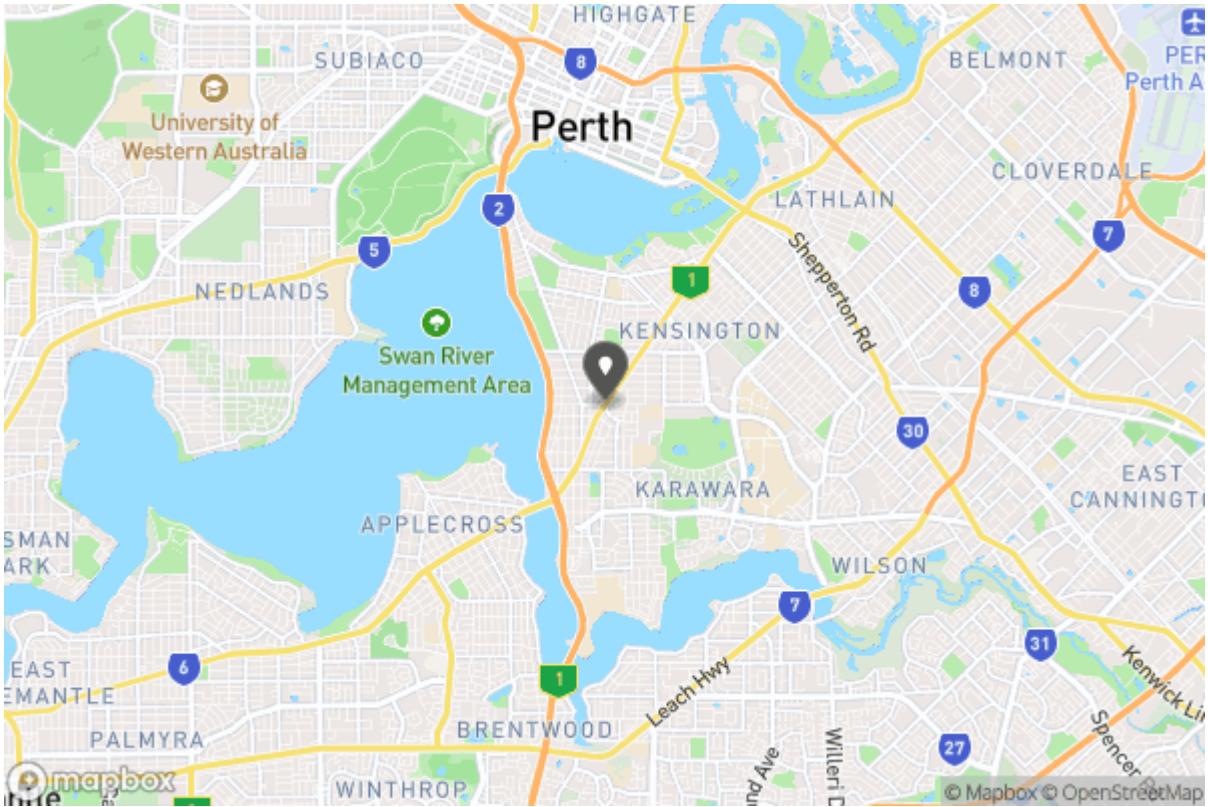
Residence:	89sqm
Carport:	30sqm
Storage:	41sqm
<b>Total Area:</b>	<b>123sqm</b>

These figures are for information only and do not constitute a guarantee. The actual area may vary slightly from the figures shown above. The actual area may vary slightly from the figures shown above. The actual area may vary slightly from the figures shown above. The actual area may vary slightly from the figures shown above.



Unit 2/96 Edgecumbe Street, Como

# Location Map





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

Ellie Spiegl

ellie.spiegl@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://2apply.com.au/Property?agentID=MD22298&uniqueID=R3966042>