



22/80 Edgecumbe Street COMO WA 6152

 2  1  1

\$525 per week

Date available: 19 December 2023

[Book Inspection](#)

## Live your best life!

This immaculate 1st floor unit offers a perfect easy-care riverside lifestyle, there is nothing to do but simply move in and enjoy all that this fantastic area has to offer.

### THE LOCATION

Just a short five minute stroll to the beautiful McDougall Park for a relaxing picnic and walk around the lake, you will be loving life in this central location close to Swan and Canning rivers. With easy access to the city and within close proximity to the Preston Street precinct, Curtin University, Canning Bridge bus and train station, parks, shops and cafes - what more could you want?

### THE RESIDENCE

- > Newly renovated kitchen including dishwasher and breakfast bar with river glimpses
- > Modern bathroom, separate WC and laundry
- > Spacious main living area with study nook, opens out to a big undercover balcony
- > Both bedrooms have built-in robes
- > Internal storage room
- > Spit system air conditioning
- > Secure living with security screens, lockable gate entry to balcony

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- > Undercover carport parking literally at the bottom of stairs to the unit
  - > Well-maintained group of 24 units
  - > Approx. 250m to walk-over to river, 500m to Ley St café , 1.1km to Canning Bridge Station
- \* Sorry, no pets

Ingoing Costs:

Two weeks rent: \$1050.00

Bond (4 weeks rent): \$2100.00

Total Costs: \$3150.00

HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

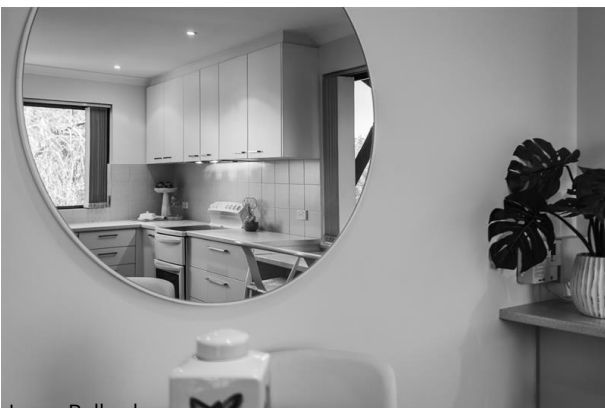
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

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

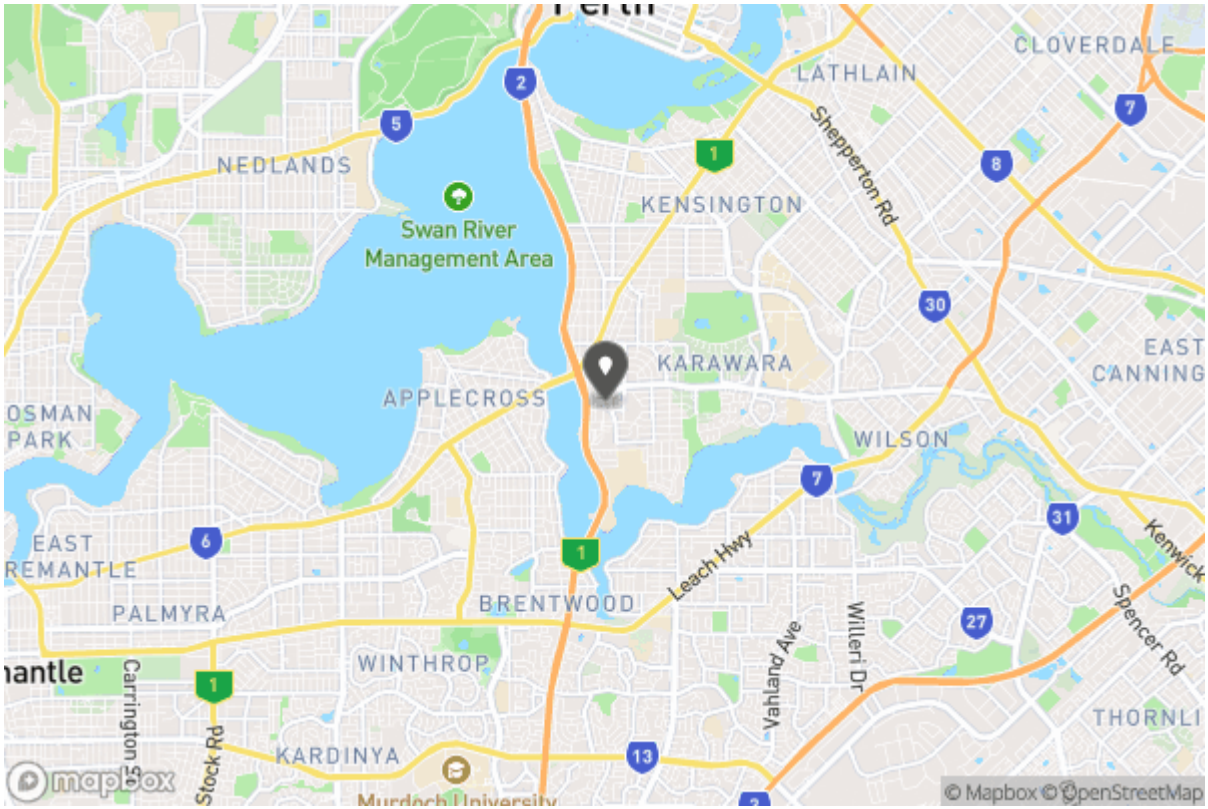
# Gallery







# Location Map



# Floor Plans



## 22-80 EDGE CUMBE STREET, COMO

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



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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=R2588089>