



## 25 Barker Avenue COMO WA 6152

 3  1  2

\$775 per week

Date available: 19 December 2023

[Book Inspection](#)

### Family friendly

Come and view this family sized residence nestled behind white picket fence.

#### THE LOCATION

Tucked away in the quiet and highly sought after McDougall Park precinct, you'll love the close proximity to sought after schools both private and public, South Perth foreshore, local library, freeway plus easy access to bus and rail public transport taking you into the city. Nearby universities are an added bonus.

#### THE RESIDENCE

- > Welcoming front porch
- > Large living area with feature doors
- > Separate dining area off kitchen which opens onto front decked area perfect for morning coffee / evening wine
- > Beautifully renovated kitchen with sheaok bench tops and plenty of storage
- > King sized master bedroom wall of built in customised robes
- > Queen sized second bedroom with built in robe
- > King sized third bedroom or second living area, accessed from external or bedroom 2
- > Central family bathroom with antique claw foot bath and separate shower
- > Separate laundry with lots of storage

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- > Separate second toilet / powder room
- > Mud room opening to rear verandah
- > Decked alfresco entertaining area overlooks rear yard
- > Double garage (one door remote controlled) with extra storage area

#### THE FINER DETAILS

- > Lawnmowing included FREE in rent
- > Lovely period features including jarrah boards, high ceilings, decorative cornices and ceiling roses
- > Gas fire
- > Split system air conditioning to living area, master bedroom and second bedroom
- > Ceiling fans to all bedrooms and main living zone
- > Kitchen hosts integrated dishwasher plus Italian made Ilve oven and gas cooktop
- > Security alarm system
- > NBN connectivity

\* YES! Pets considered at the Owner's discretion

\* Reticulation is excluded from lease

#### Ingoing Costs:

Two weeks rent: \$1550.00

Bond (4 weeks rent): \$3100.00

Total Costs: \$4650.00

#### 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





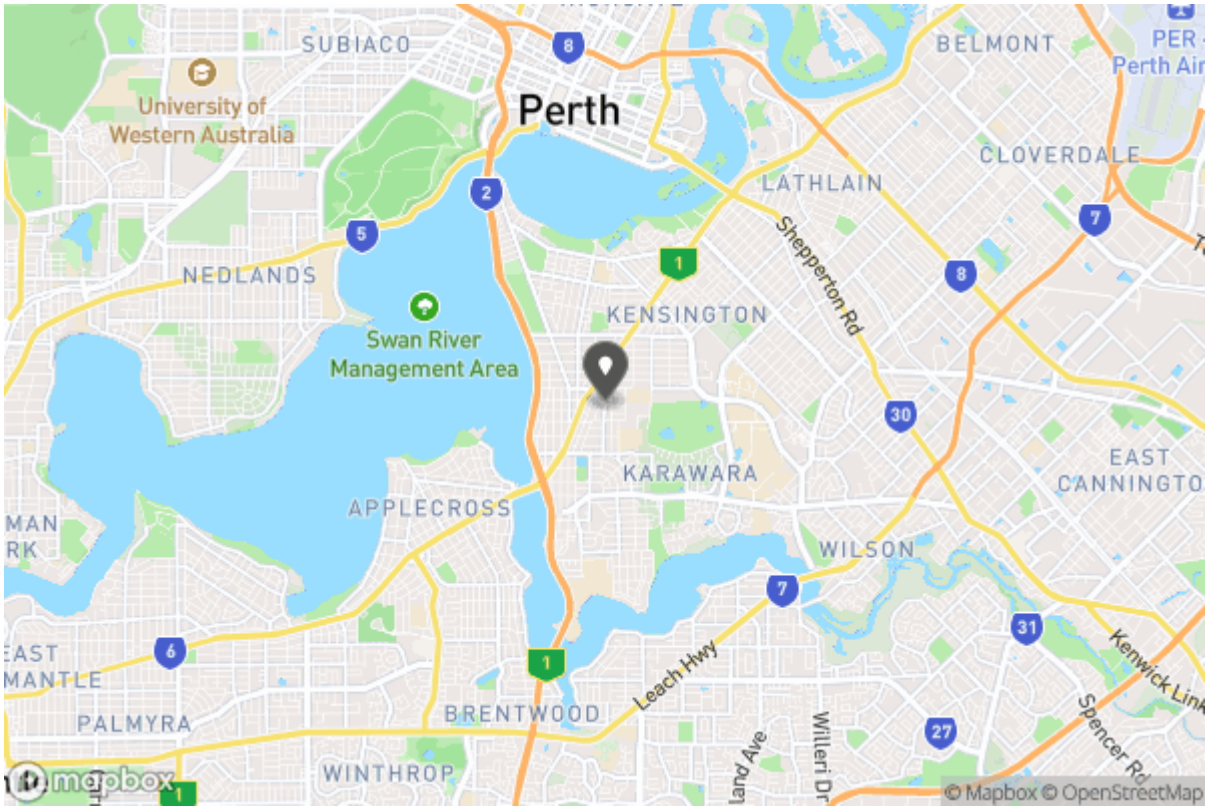


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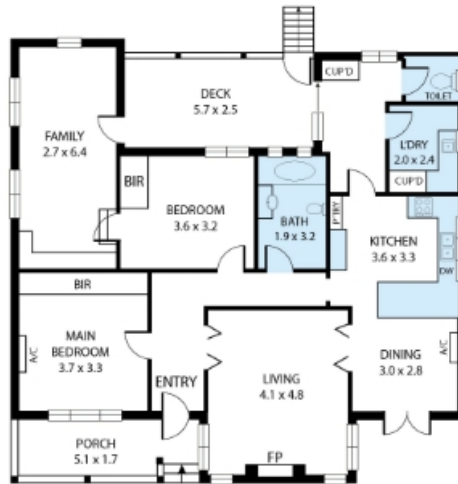
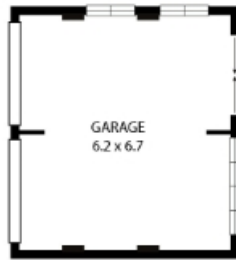




# Location Map



# Floor Plans



25 Barker Avenue, Como 6152

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

#### APPROXIMATE BUILT AREAS

BUILT AREA	: 123m <sup>2</sup>
DECK	: 14m <sup>2</sup>
GARAGE	: 42m <sup>2</sup>
PORCH	: 9m <sup>2</sup>
TOTAL AREA	: 188m <sup>2</sup>



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

Kelly Paddison

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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=R2941286>