



3/10 Lawrence Street COMO WA 6152

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\$450 per week

Date available: 17 June 2022

[Book Inspection](#)

## Cute & Cozy in Como

Tucked away at the end of a well maintained complex in quiet street, you won't want to miss this one!

### THE LOCATION

Small and quiet complex within the 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

- > Living room overlooking front courtyard
- > Separate dining room off kitchen
- > Spacious kitchen with plenty of storage and breakfast bar
- > King sized master bedroom with wall of built in robes and door directly to rear courtyard
- > Second bedroom with built in robe
- > Central bathroom with separate bath and shower
- > Separate laundry off kitchen with direct outdoor access
- > Separate toilet
- > Lovely rear courtyard and undercover entertaining area

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- > Lockable storeroom
- > Undercover parking for 1 car but room for 2-3 cars tandem parking

#### THE FINER DETAILS

- > Split system air conditioning to living room
- > Ceiling fans to both bedrooms
- > Stunning timber look floor tiles throughout living areas
- > Gas cooking
- > Security screens throughout
- > Reticulation to front and rear courtyards
- > NBN ready

YES! Pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$900.00

Bond (4 weeks rent): \$1,800.00

Total Costs: \$2,700.00

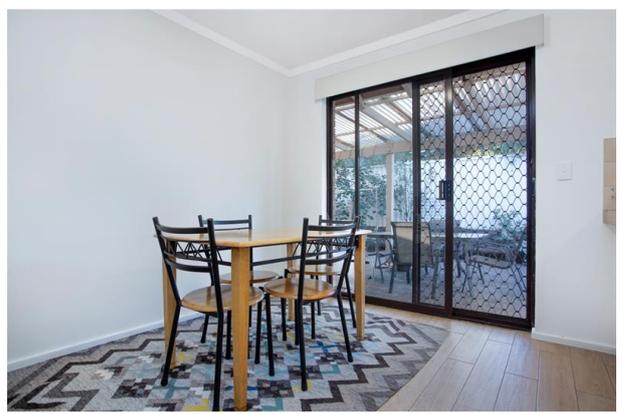
#### HOW TO VIEW THIS PROPERTY

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.

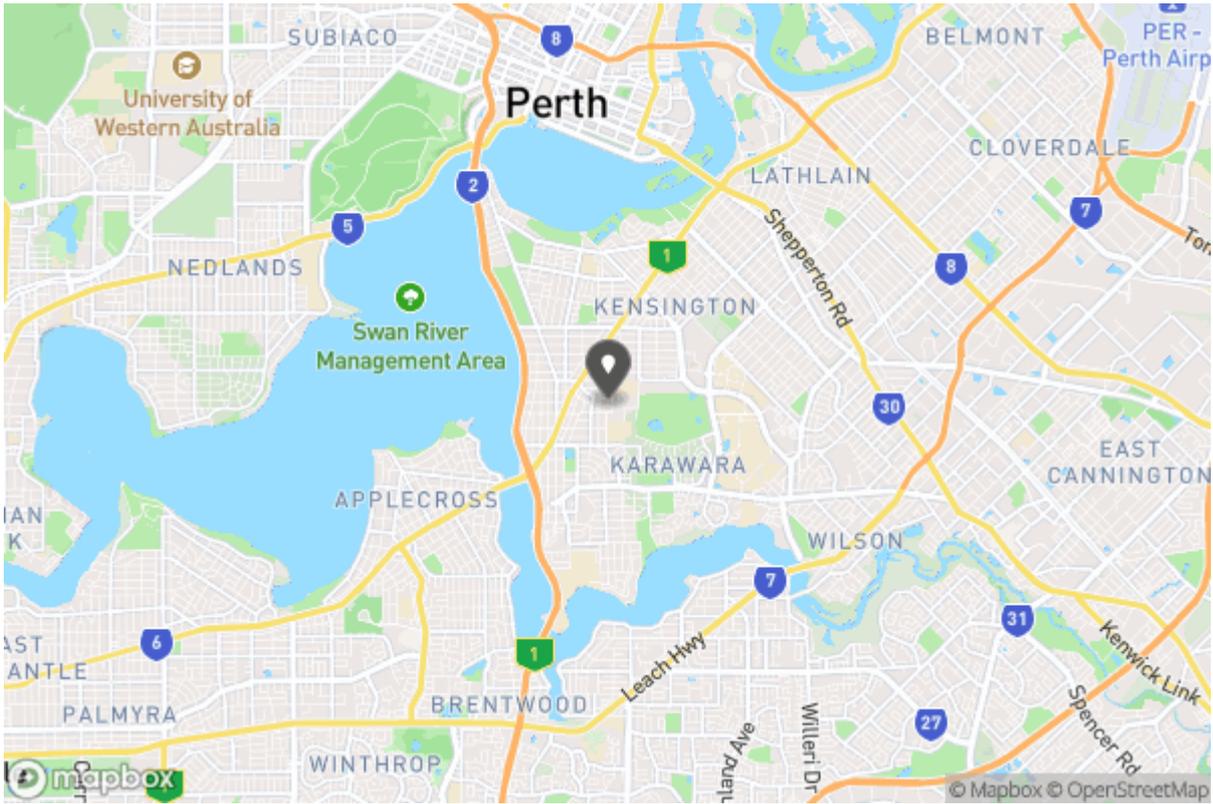
# Gallery



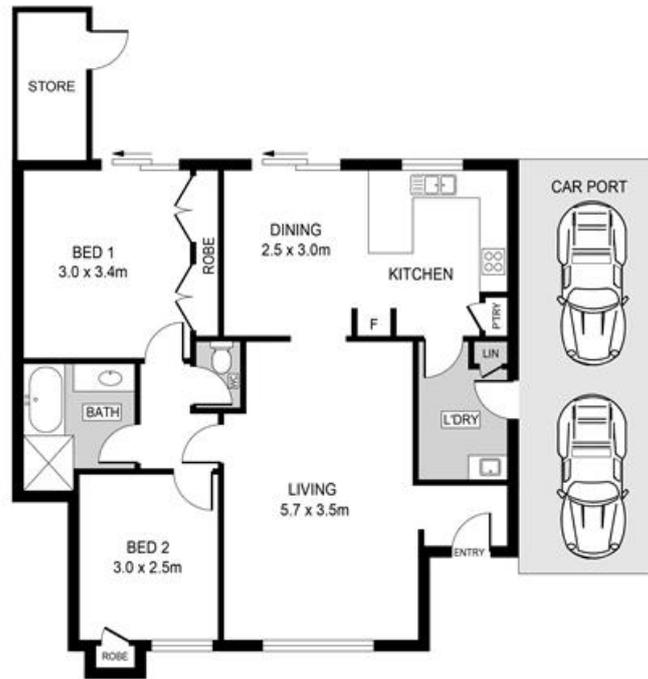




# Location Map



# Floor Plans



## 3/10 LAWRENCE STREET, COMO

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



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

Cynthia Tawil

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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=R1537559>