



## 3/18 Coolidge Street COMO WA 6152

 3  2  2

\$700 per week

Date available: 29 January 2024

[Book Inspection](#)

### Size does Matter!

This generously proportioned home with great layout and private location offers the very best in low maintenance living in the sophisticated and well established suburb of Como. Be quick, opportunities as good as this seldom last long!

#### THE LOCATION

Ideally located, this property lends itself to the enjoyment of the ever popular McDougall Park just three blocks away. Couple this with immediate accessibility to public transport, shops, cafes, freeway access north and south and foreshore plus close proximity to sought after public and private schools.

#### THE RESIDENCE

- > Huge open plan living and dining zone at front of home
- > Great sized functional kitchen with plenty of storage and breakfast bar
- > Second large living area
- > Huge master bedroom with walk in robe and private ensuite
- > Two good sized secondary bedrooms each with double built in robe
- > Family bathroom with separate bath and shower
- > Separate toilet
- > Separate laundry with direct outdoor access

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- > Large rear patio and yard for entertaining
- > Double carport with automatic roller door

#### THE FINER DETAILS

- > Air conditioning
- > Gas heating points
- > Blinds throughout
- > NBN available
- > Dishwasher
- > Gas cooking
- > Great natural light
- > Feature bar area in front living
- > Servery from kitchen to dining
- > Separate storeroom

Yes! Small pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1400.00

Bond (4 weeks rent): \$2800.00

Total Costs: \$4200.00

#### 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.

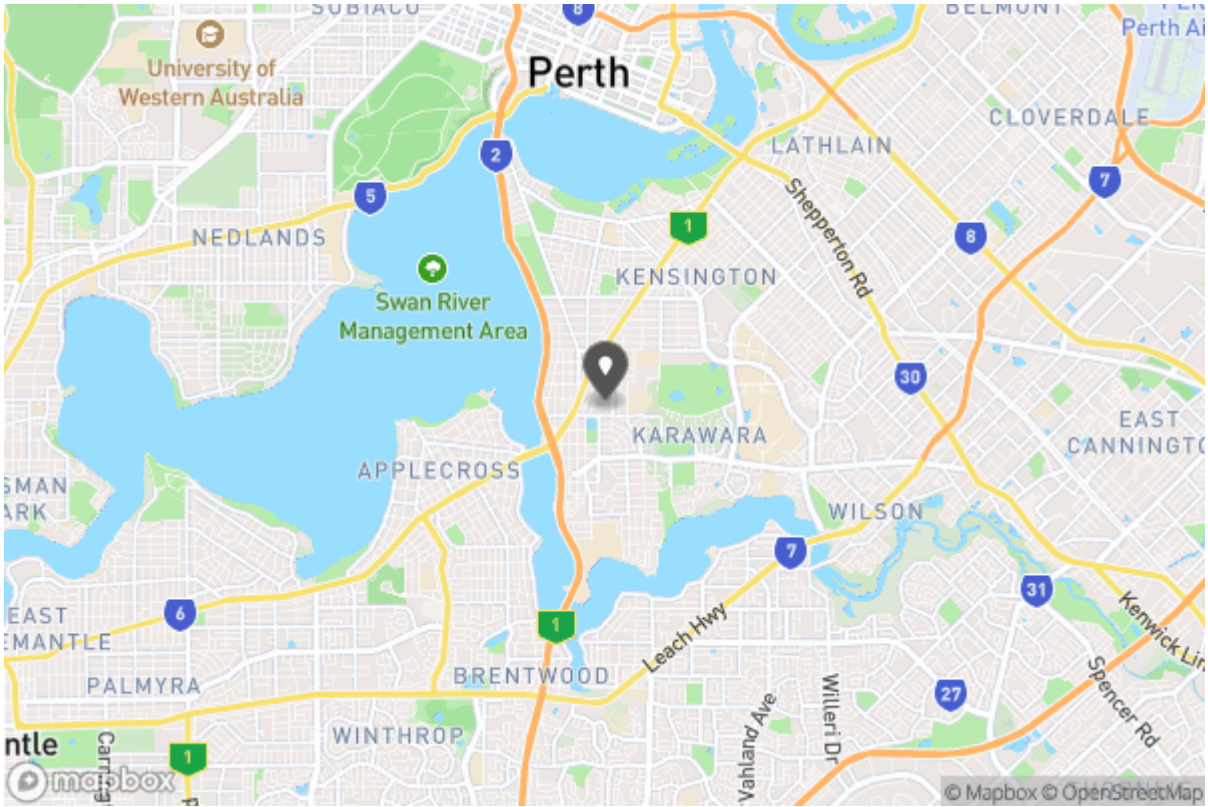
# Gallery



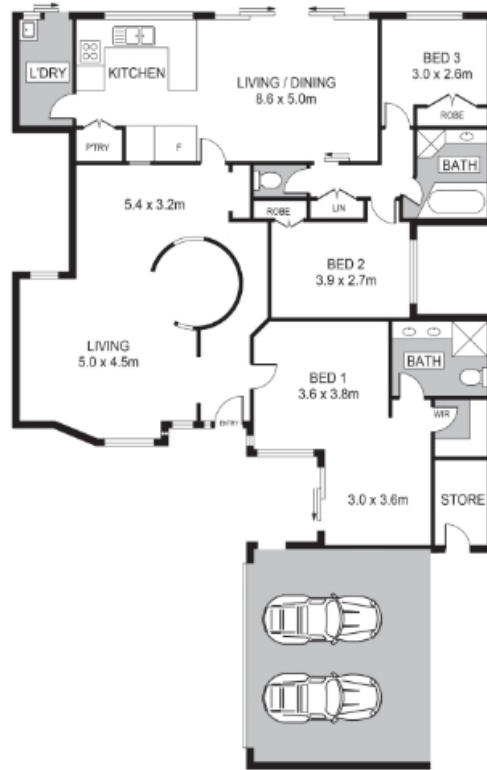




# Location Map



# Floor Plans



3-18 COOLIDGE STREET, COMO

DISCLAIMER  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS 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

Kelly Paddison

kelly.paddison@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=R815965>