



## 3/40 Eric Street COMO WA 6152

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\$450 per week

Date available: 7 September 2021

[Book Inspection](#)

### Love Where You Live

This well appointed three bedroom villa with two living areas located in a quiet complex of just three, offers the very best in low maintenance living in the sophisticated and well established suburb of Como. This lovely 3 bedroom home is positioned in a beautiful Como street and offers room to move as well as gorgeous street appeal. Homes of this calibre are a pleasure to present and viewing will not disappoint.

#### THE LOCATION

Nestled in the heart of the Como Beach precinct you are well located with public transport, easy freeway access and Canning Bridge train station right at your fingertips. Quality schools both public and private are close by and you're an easy walk to the bustling Preston Street hub offering a range of eateries, shopping and the iconic Cygnet Theatre.

#### THE RESIDENCE

- > Generous sized kitchen with breakfast bar overlooking separate dining/family area
- > Separate spacious lounge room
- > Dining/family room, lounge room and master bedroom all overlook and open out to rear courtyard
- > Master bedroom with generous amount of storage and ceiling fan
- > Bedroom 2 with built-in robe and ceiling fan
- > Bedroom 3 overlooks the front garden

- > Semi ensuite to master bedroom includes separate bath and shower
- > Two toilets
- > Separate laundry with plenty of cupboard space
- > Undercover alfresco to rear yard

#### THE FINER DETAILS

- > Ducted air conditioning throughout the home
  - > Extra split system air conditioner to dining/family room
  - > 900mm gas cooking hob, electric oven and plenty of cupboard space
  - > Security grills and grates on all windows for peace of mind
  - > Gas bayonet
  - > Ample cupboard space throughout including 2 separate linen cupboards
  - > Huge laundry with extra freestanding cupboard provided
  - > NBN ready
  - > Storeroom outside
  - > Parking behind carport and heaps of free street parking
- \*\* Pets considered at Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$900.00

Bond (4 weeks rent): \$1800.00

Total Costs: \$2700.00

#### HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

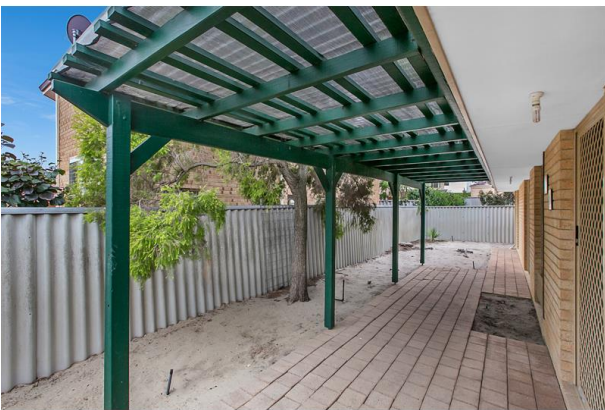
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

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

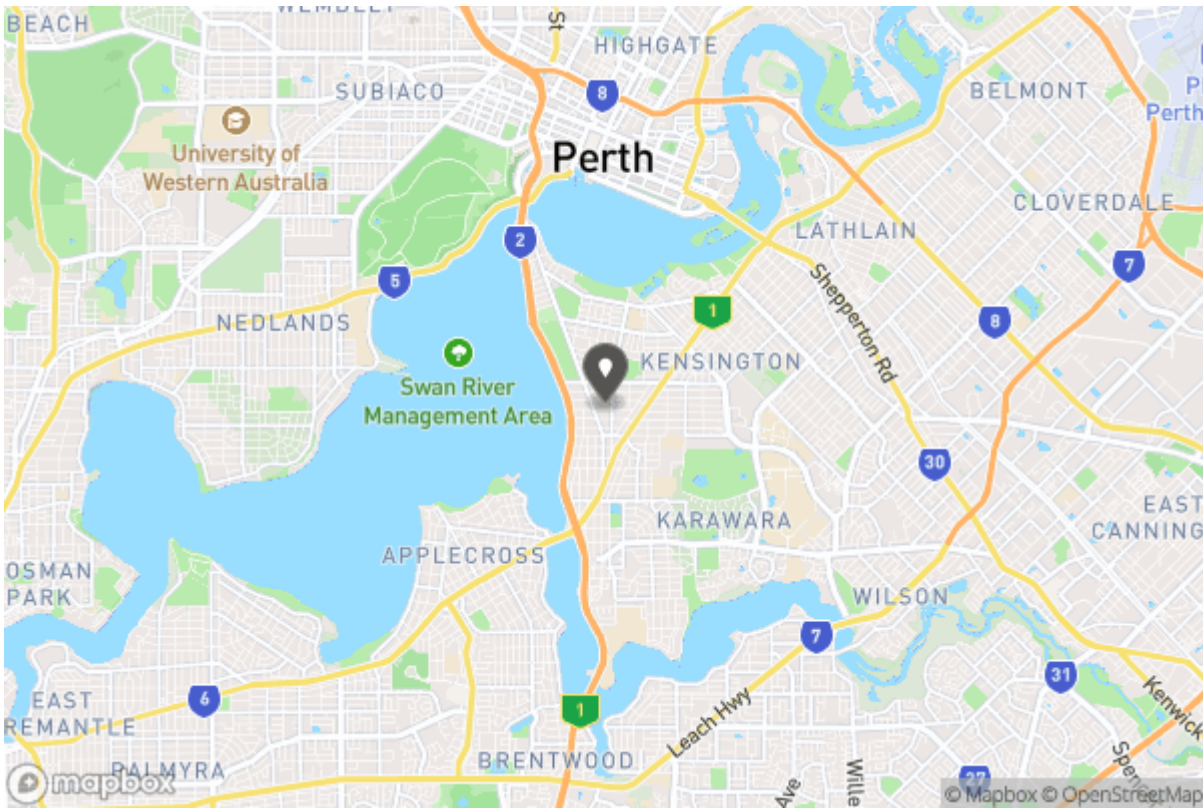
# Gallery







# Location Map



# Floor Plans



## 3-40 ERIC STREET, COMO

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

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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/Form?AgentID=MD22298&UniqueID=R815511>