



3/412 Canning Highway COMO WA 6152

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\$795 per week

Date available: 10 January 2025

[Book Inspection](#)

## It doesn't get any better than this!

This charming three-bedroom home presents the ideal combination of space, comfort, and functionality, making it an excellent choice for individuals or families looking for a well-designed residence in a highly desirable and sought-after location.

### THE LOCATION

Situated in an exceptional, prime location, this home is bathed in natural sunlight throughout, creating a bright and welcoming atmosphere. You'll be surrounded by all the amenities you need, with everything practically at your doorstep! Just a short drive to your local IGA, bakery, and post office, as well as the beautiful Swan River. It's also in close proximity to highly regarded schools such as Como Primary School, Como Secondary College, and Penrhos College. Enjoy easy access to public transport, Perth CBD, and the Kwinana Freeway. What more could you want!

### THE RESIDENCE

- > Open living and dining areas offers a versatile space for various living needs
- > Spit System Air Conditioning to living area in the living area ensures comfort throughout the year
- > Beautiful kitchen with generous storage space and induction cooking, perfect for cooking and entertaining
- > Master bedroom with built in robes and ceiling fan providing a comfortable retreat
- > Two good sized secondary bedrooms offers flexibility for family members or guests

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- > Modern bathroom with all the necessary amenities for your convenience
- > Laundry with convenient outdoor access, ideal for convenience
- > Spacious patio ideal for outdoor perfect for relaxing or hosting gatherings
- > Garage, parking for one car. Plus one parking space in front of property

Ingoing Costs:

Two weeks rent: \$1590.00

Bond (4 weeks rent): \$3180.00

Total Costs: \$4770.00

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.

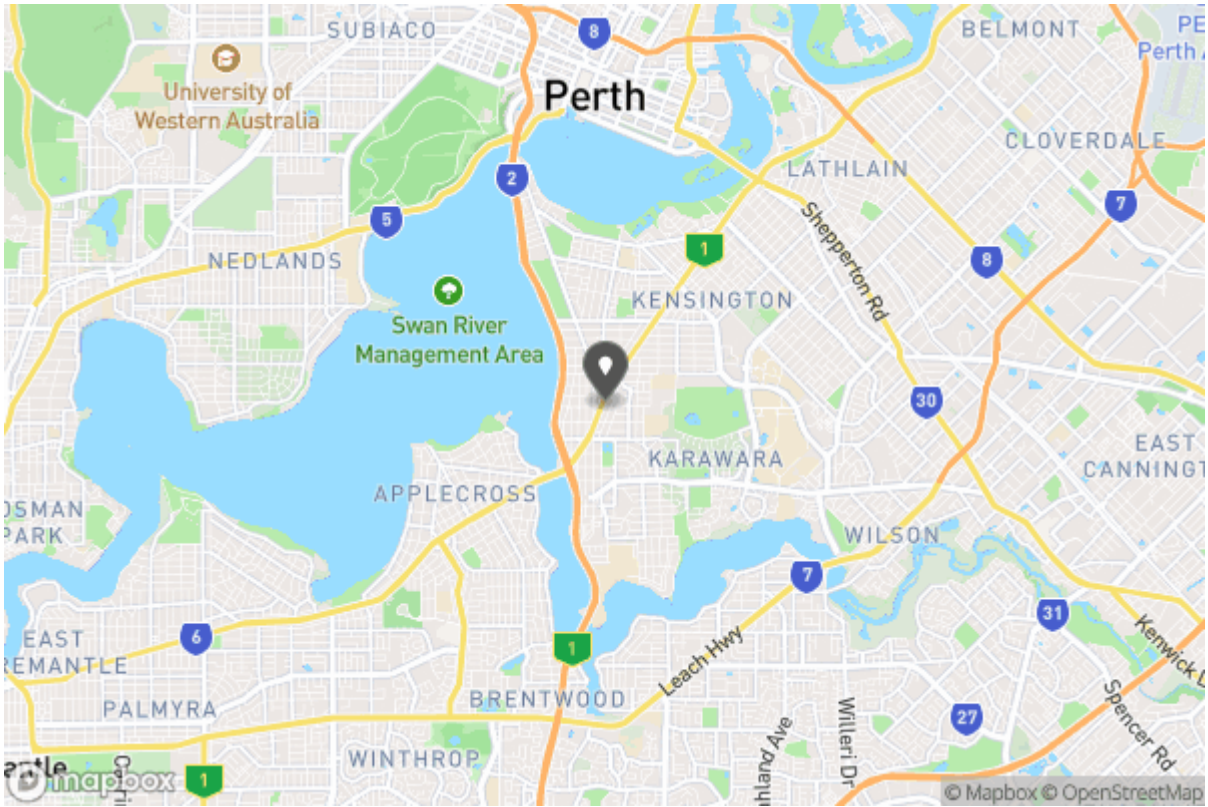
# Gallery







# Location Map





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

Ellie Spiegl

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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=R3771661>