



3/47 Park Street COMO WA 6152

 2  1  2

\$560 per week

Date available: 15 November 2024

[Book Inspection](#)

## Hidden Gem

This well appointed two bedroom home in handy location offers the very best in low maintenance living in the sophisticated and well established suburb of Como. Located in a quiet and well maintained complex, you will need to be quick as opportunities this good seldom last long.

### THE LOCATION

Enviably located riverside of Canning Highway in an excellent tree lined street, you will be ideally located within walking distance to shops, schools, parks and the vibrant Preston Street shops and social scene. Proximity to river, local library, freeway and easy access to public transport taking you into the city plus nearby schools and universities are an added bonus.

### THE RESIDENCE

- > Front courtyard
- > Open plan living and dining zone
- > Renovated kitchen with plenty of storage
- > Queen sized master bedroom with wall of built in customised robes
- > Double sized secondary bedroom
- > Lovely renovated bathroom / laundry combination

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- > Separate toilet
- > Large rear courtyard
- > Lockable storeroom
- > Parking for 2 cars, 1 undercover (tandem)

#### THE FINER DETAILS

- > Split system air conditioning to living area and master bedroom
- > Kitchen hosts dishwasher and gas cooking
- > Stunning white plantation shutters
- > Timber flooring - no carpets!

#### Ingoing Costs:

Two weeks rent: \$1120.00

Bond (4 weeks rent): \$2240.00

Total Costs: \$3360.00

#### 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.

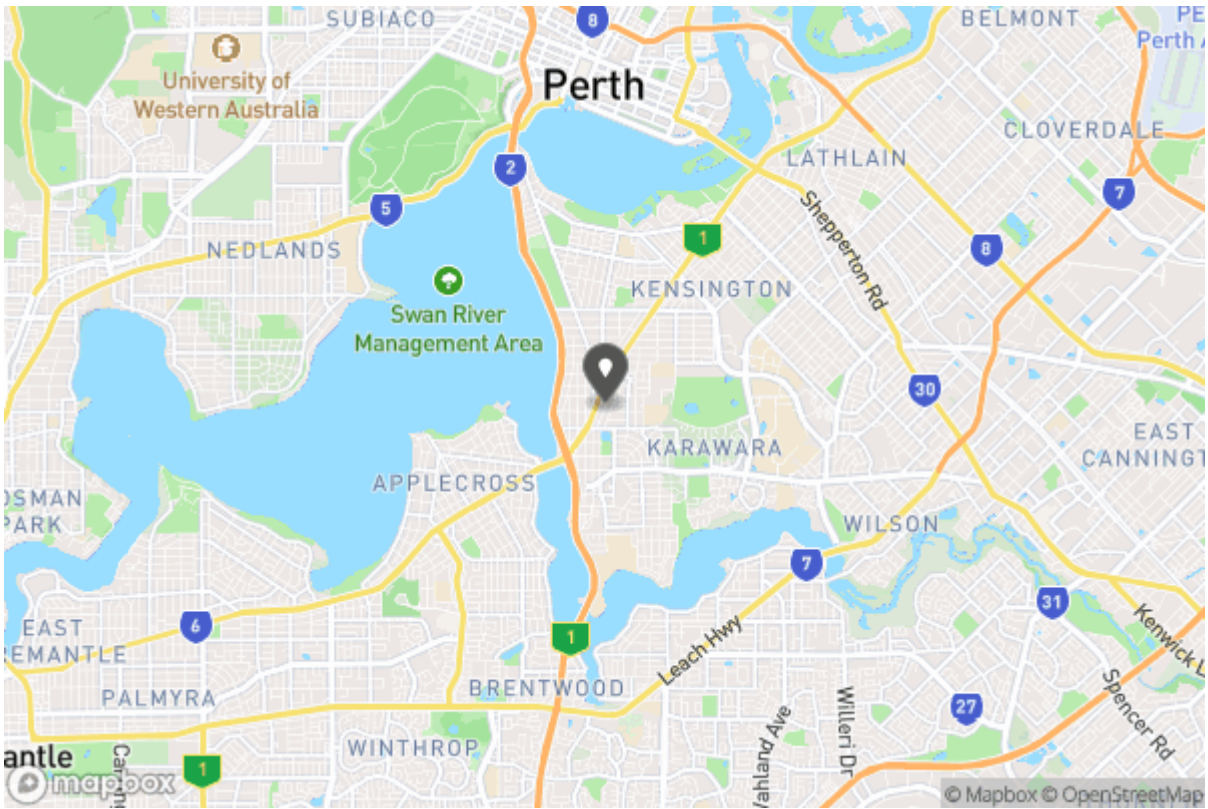
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery





# Location Map



# Floor Plans



### 3/47 Park Street, 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	:	66m <sup>2</sup>
PATIO	:	43m <sup>2</sup>
CARPORT	:	14m <sup>2</sup>
SHED	:	3m <sup>2</sup>
TOTAL AREA	:	126m <sup>2</sup>



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

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### 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=R2939793>