



3/53 Mary Street COMO WA 6152

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\$795 per week

Date available: 15 November 2022

[Book Inspection](#)

Life is good here.

Enjoy all the benefits of beautiful Como from this executive 3 bedroom townhouse in boutique complex of only four individual homes. Fresh appeal and sensational light filled interiors throughout.

THE LOCATION

Situated in the riverside Como Beach Precinct, you are right on the doorstep to enjoy many of Perth's best features including easy access to the Swan River, South Perth cafe strip and Perth City. Your city commute will be a breeze with public transport, easy freeway access and Canning Bridge train station at your fingertips. A 5 minute stroll away is the bustling Preston Street hub offering a range of eateries, shopping and the iconic Cygnet Theatre. Quality primary & secondary schools nearby plus easy access to Curtin Uni.

THE RESIDENCE - GROUND FLOOR

- > Fantastic front appeal and double door entry
- > Central living area offering great separation from first floor
- > Two good sized secondary bedrooms, each with built in robe
- > Family bathroom
- > Separate powder room
- > Separate laundry with direct outdoor access

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- > Patio courtyard entertaining overlooking low maintenance gardens
- > Double remote garage with storage area, high ceilings and a roller door providing rear access

THE RESIDENCE - FIRST FLOOR

- > Open plan living dining zone opening to balcony
- > Renovated kitchen with plenty of bench space and ample storage
- > King sized master suite with large spa ensuite, walk in robe and private balcony

THE FINER DETAILS

- > Split system air conditioning
- > Gas heating points to both levels
- > Suite of BRAND NEW stainless steel kitchen appliances including dishwasher & gas cooking
- > Freshly painted, neat as a pin throughout
- > NBN connectivity
- > New tapware and shower screens

* YES! Small pets considered at the Owner's discretion

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 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.

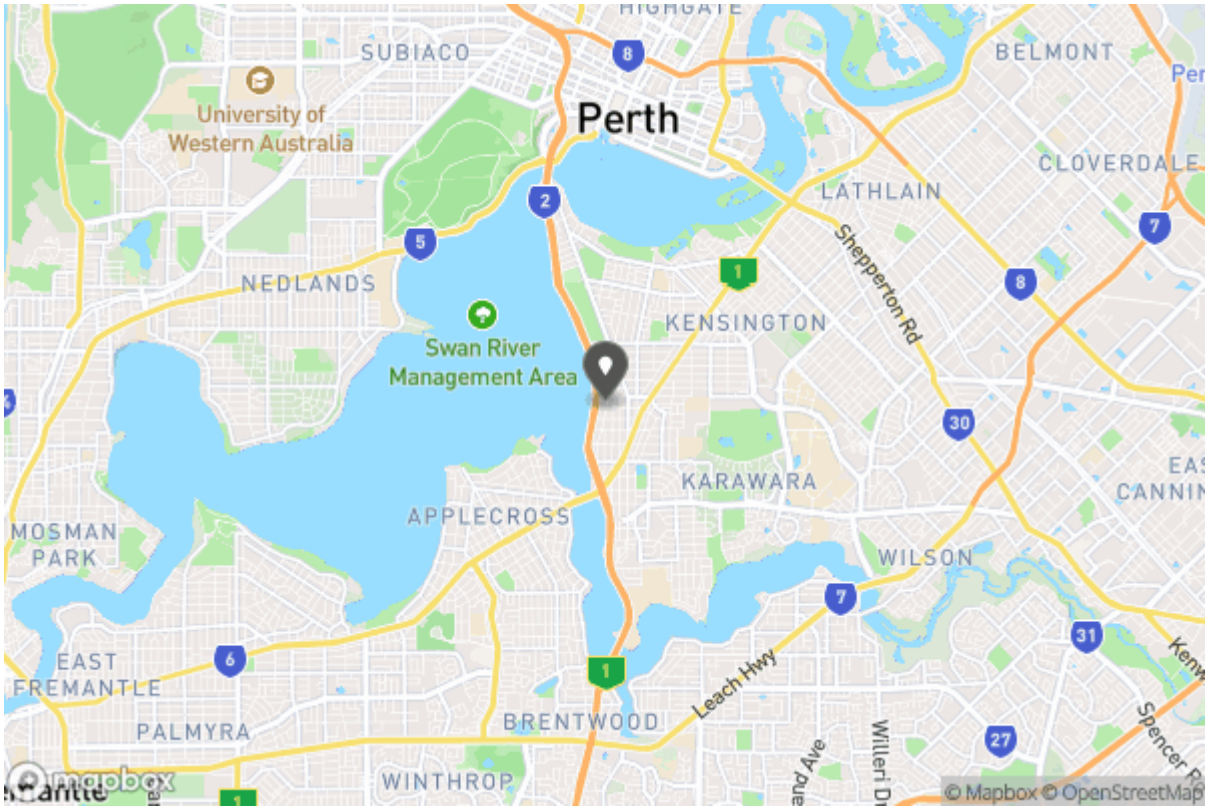
Gallery



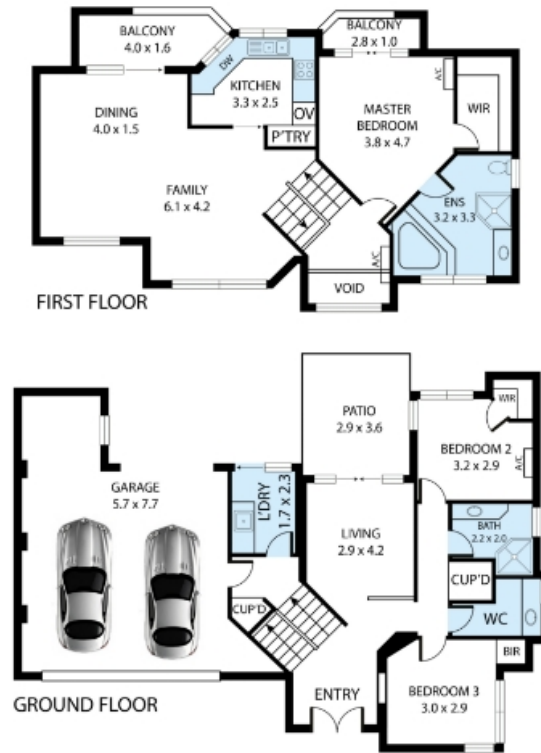




Location Map



Floor Plans



3/53 Mary 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.

PATIO	:	10m ²
BALCONY	:	7m ²
GARAGE	:	39m ²
BUILT AREA	:	143m ²
TOTAL BUILT AREA	:	199m ²



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=R2914528>