



## 3 Hugh Court COMO WA 6152

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\$800 per week

Date available: Now

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### Quiet Cul-de-Sac Living in Como

Located in a sought after riverside precinct, this spacious, fully furnished three bedroom home is ideally positioned in a whisper quiet cul-de-sac. You must view this beautiful home to appreciate the unique layout and how much space is on offer!

#### LOCATION

Positioned in a quiet and friendly neighbourhood, this property enjoys the best of suburban tranquility while being just minutes from all essential amenities. You're within close proximity to local parks, excellent schools, Curtin University, Canning Bridge Station, and the vibrant Preston Street precinct, offering caf  s, restaurants, and shopping options. Easy freeway access and a short commute to Perth CBD make this an ideal lifestyle location.

#### FEATURES

- > Three large bedrooms all located upstairs
- > Spacious lounge
- > Dining area and home office
- > Great sized kitchen with an abundance of cupboard space & gas stove
- > Ducted evaporative air-conditioning upstairs
- > Ceiling fans

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- > Built in robes
- > Alfresco & courtyard area perfect for entertaining
- > Two toilets

#### THE FINER DETAILS

- > Fully furnished and equipped (but no linen)
- > Attic storage space
- > Rear storage room
- > Double carport

\*\*\*Understairs storage is excluded from the lease.

#### Ingoing Costs:

Two weeks rent: \$1,600.00

Bond (4 weeks rent): \$3,200.00

Total Costs: \$4,800.00

#### HOW TO VIEW THIS PROPERTY

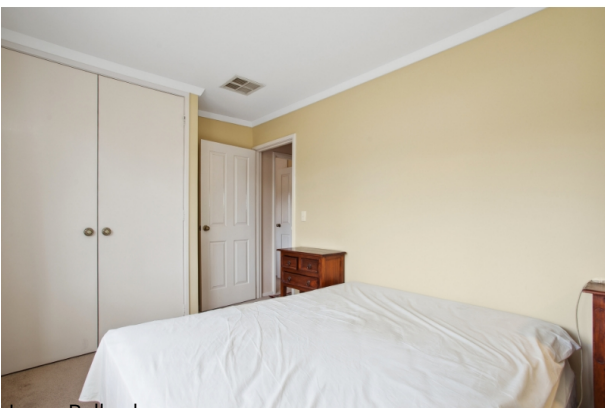
Arranging inspections is easy!

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.

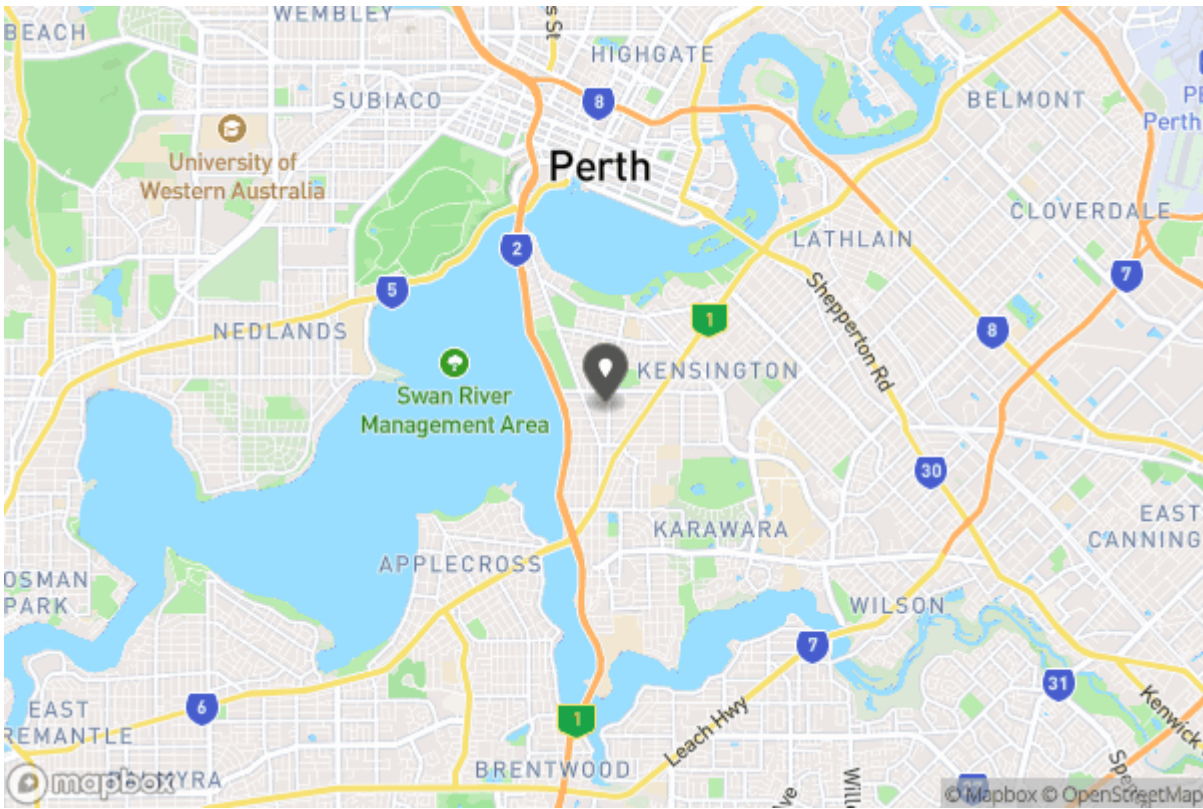
# Gallery







# Location Map





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

Sheree Baillie

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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=R3479932>