



35 Ryrie Avenue COMO WA 6152

 2  1  2

\$590 per week

Date available: Now

[Book Inspection](#)

## APPLICATIONS PENDING Room to move!

Nestled in 'The Avenues' within the Como Primary catchment, this quality 2 bedroom 1950's classic bungalow boasts lovely period features and great sized outdoor area.

### THE LOCATION

Enviably located in one of Perth's most popular riverside suburbs, close to Curtin University, Wesley College, Collier Primary, Como Secondary College, a plethora of cafes, parks, and public transport, and only 6km to the CBD, this is the ultimate lifestyle destination.

### THE RESIDENCE

- > Fabulous street appeal with original curved staircase and wrap around timber decked porch
- > Open plan living and dining zone
- > Two great sized bedrooms each with air conditioning and ceiling fans
- > Central bathroom
- > Separate toilet
- > Separate laundry with direct outdoor access
- > Entertainers backyard with lawned area, decking plus separate undercover space
- > Off-street parking for 2 cars (1 undercover carport at rear)

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#### THE FINER DETAILS

- > Split system air conditioning to living and both bedrooms
- > Solar panels
- > Stainless steel kitchen appliances including dishwasher & gas cooking
- > Decorative cornices, timber floorboards, high ceilings
- > Feature cast iron claw foot bathtub
- > Storeroom
- > Great natural light
- > Storeroom

\* YES! Pets considered at the Owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1180.00

Bond (4 weeks rent): \$2360.00

Total Costs: \$3540.00

#### 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.

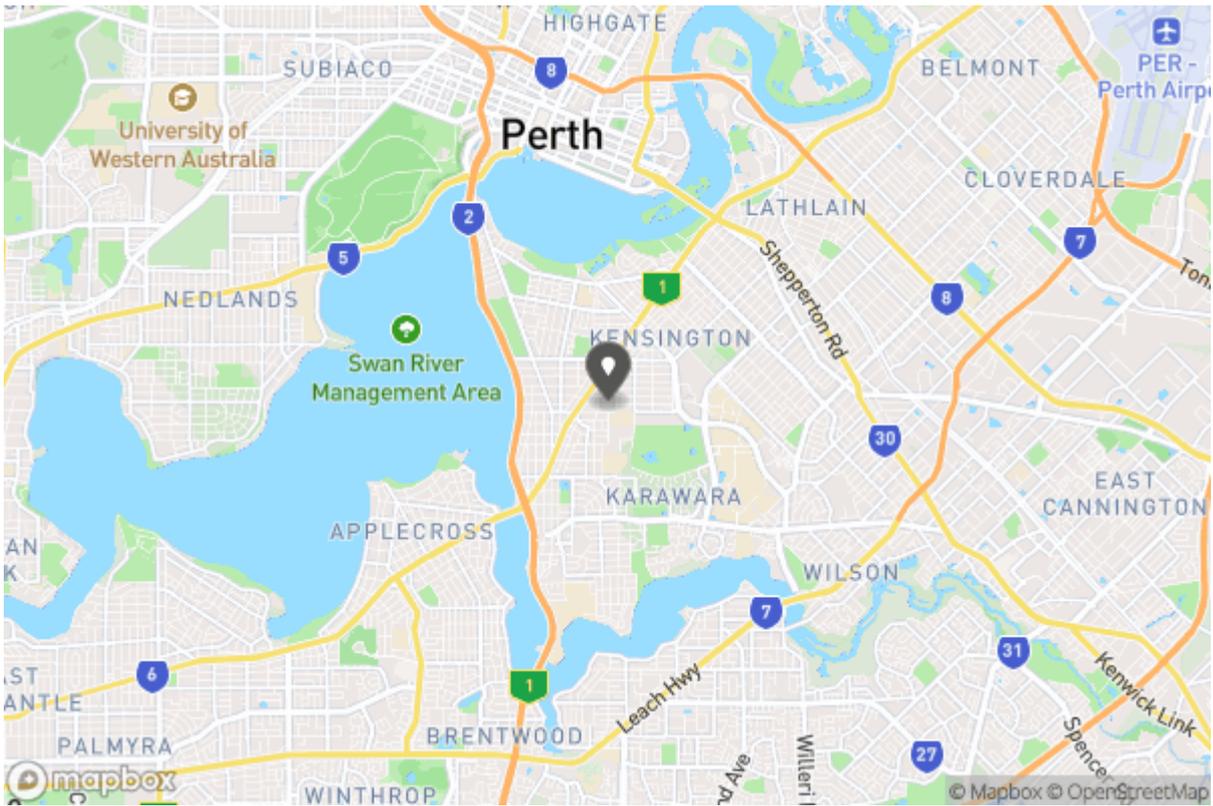
# Gallery







# Location Map





Tory Carter

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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/Property?agentID=MD22298&uniqueID=R3036399>