



## 4/161 Melville Parade COMO WA 6152

 3  1  2

\$520 per week

Date available: 10 December 2021

[Book Inspection](#)

### Can't take my eyes off.....

....those river views! Set in small and very well maintained complex, this spacious and secluded rear townhouse offers panoramic water views from the upstairs balcony and a high quality, low maintenance lifestyle.

#### THE LOCATION

Perfectly located opposite the banks of the Swan River and just a few moments stroll to the Preston Street Village hub offering cafes, restaurants and shops plus iconic Cygnet Theatre. Easy access to Perth City, Como Primary and High School, Penrhos College and Curtin University. Plus the commute will be a breeze with Canning Bridge train station less than a kilometer away!

#### THE RESIDENCE

- > Inviting decked, double door entry
- > Large open plan living and dining zone
- > Ultra modern kitchen with island bench, breakfast bar and loads of storage
- > French doors open to fabulous decked alfresco entertaining with built in BBQ
- > Master bedroom with triple built in robe and balcony access
- > 2 double size minor bedrooms complete with built in robes
- > Balcony access from 2 bedrooms

- > Bathroom offers separate bath and shower
- > Separate laundry
- > Downstairs powder room and second toilet upstairs
- > Double carport with automatic roller door

#### THE FINER DETAILS

- > Suite of stainless steel appliances including dishwasher
- > Reverse cycle air conditioning downstairs
- > Ducted air conditioning upstairs
- > Stunning bamboo flooring throughout downstairs
- > Under stairs storage plus extra storage upstairs
- > Separate outdoor storeroom
- > Low maintenance reticulated gardens
- > Separate courtyard with clothes drying area
- > NBN ready

Pets considered at owners discretion

#### Ingoing Costs:

Two weeks rent: \$1040.00

Bond (4 weeks rent): \$2080.00

Total Costs: \$3120.00

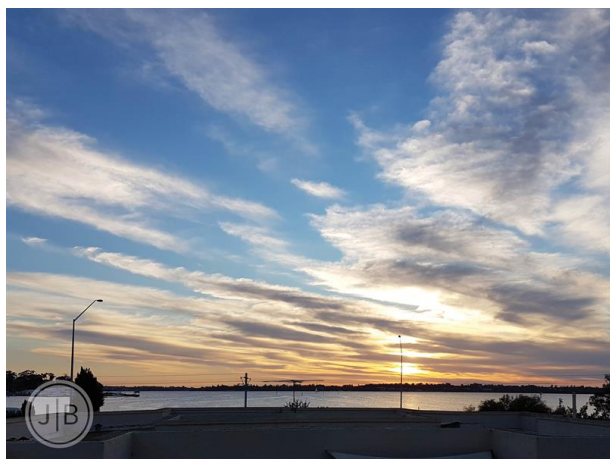
#### HOW TO VIEW THIS PROPERTY

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



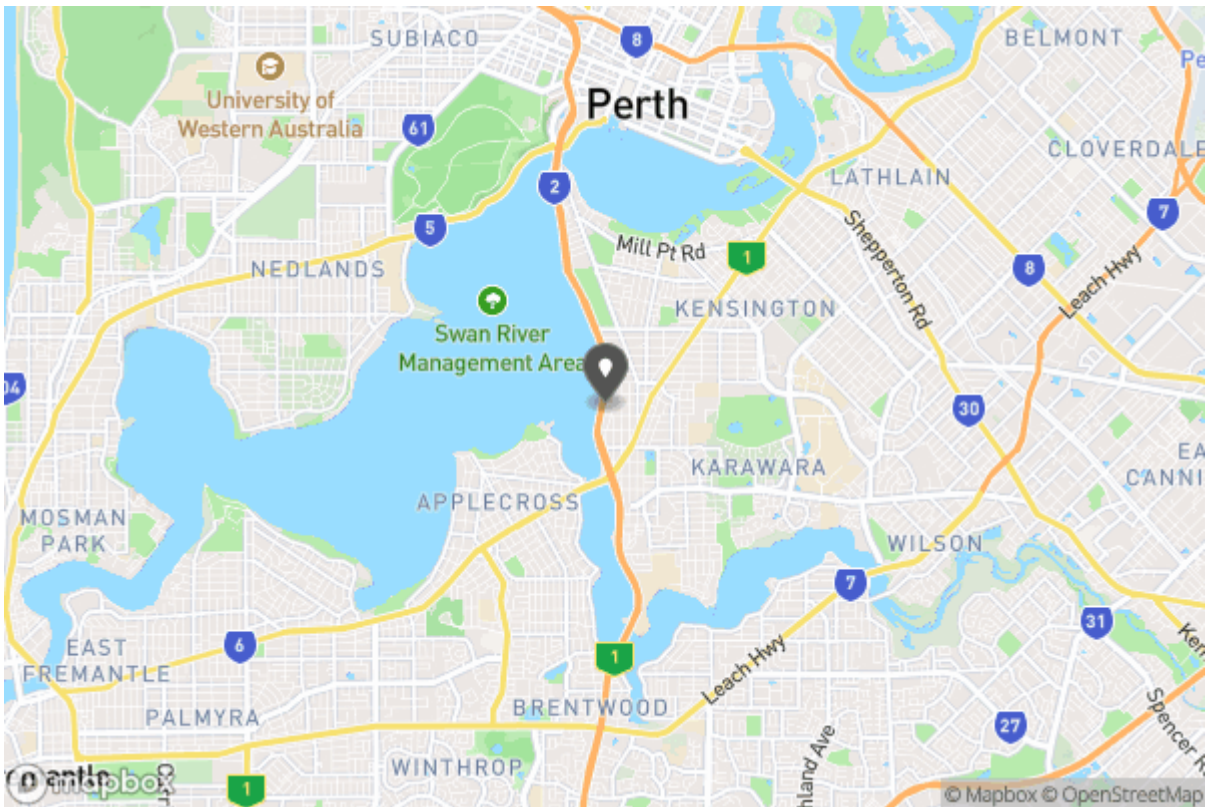




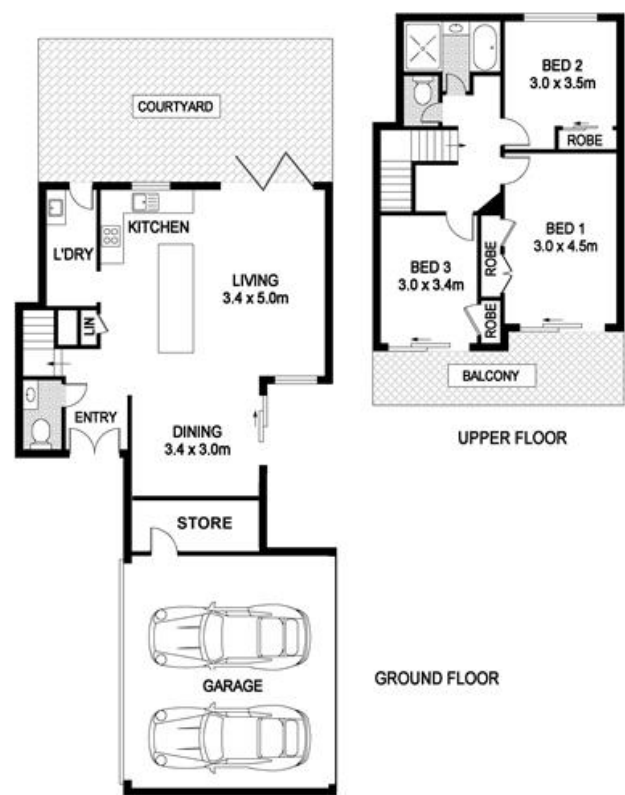




# Location Map



# Floor Plans



4-161 MELVILLE PDE, COMO

DISCLAIMER  
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INCONVENIENCES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRY.



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

Kelly Paddison

[kelly.paddison@jonesballard.com.au](mailto:kelly.paddison@jonesballard.com.au)

08 9474 1533  
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/Form?AgentID=MD22298&UniqueID=R815648)

<https://2apply.com.au/Form?AgentID=MD22298&UniqueID=R815648>