

4/237 Labouchere Road COMO WA 6152

2 1 2

$470 per week

Date available: 2 May 2022
Book Inspection

Riverside living - too good to last!

Perfectly located, and absolutely immaculate in every way, this completely private and secure rear villa is in a small group of four and offers an easy, low maintenance lifestyle.

THE LOCATION
Just 4 blocks from the Swan River banks, this home is superbly located close to the Preston St cafe precinct, Cygnet Theatre and local shops to meet your day to day needs. There's direct access to public transport on Robert Street plus it's just a short drive to the train station or Perth CBD. With quality primary and secondary schools all in the local area, you're also just an easy 10 minute drive from Curtin University.

THE RESIDENCE
> Master bedroom with private courtyard access and built in robe
> Second bedroom with with floor to ceiling built in robe
> Near new kitchen with breakfast bar and masses of storage and bench space
> Huge fully paved rear courtyard with undercover alfresco perfect for all year round entertaining and a fully mature tree for shade in the hot summer months
> Stylishly renovated bathroom
> Separate laundry

> Separate toilet
> Tandem undercover parking for two cars

THE FINER DETAILS
> Reverse cycle air conditioning to living zone and master bedroom
> Stylish window treatments
> Security alarm system
> Security screens throughout
> Kitchen offers stainless steel appliances including dishwasher
> Lovely sandstone tiles throughout living area kitchen and laundry
> Bathroom offers frameless shower screen, full height tiling and floating cabinetry
> Separate lock up storeroom
> Fully automatic reticulation
> Lots of natural light

* Small pets considered at Owner's discretion

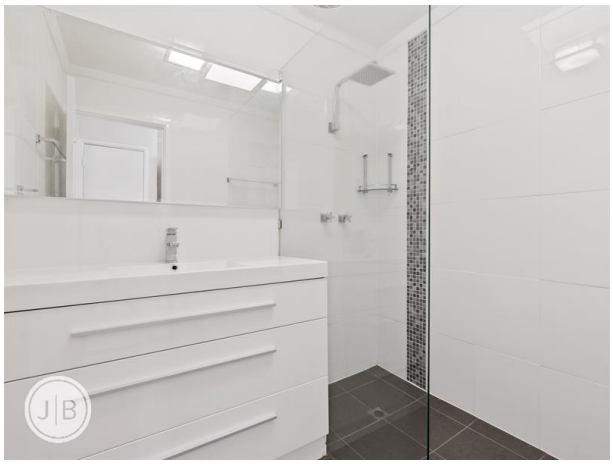
Ingoing Costs:
Two weeks rent: $940.00
Bond (4 weeks rent): $1880.00
Total Costs: $2820.00

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







































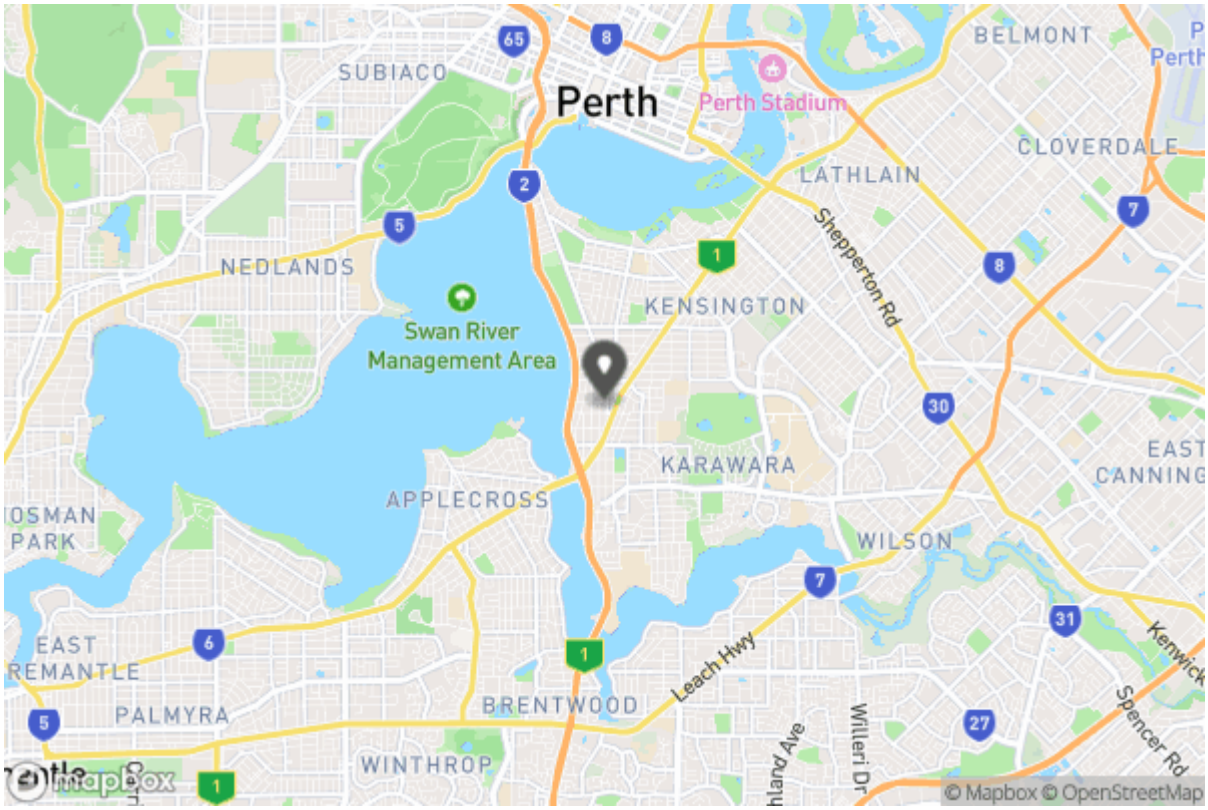




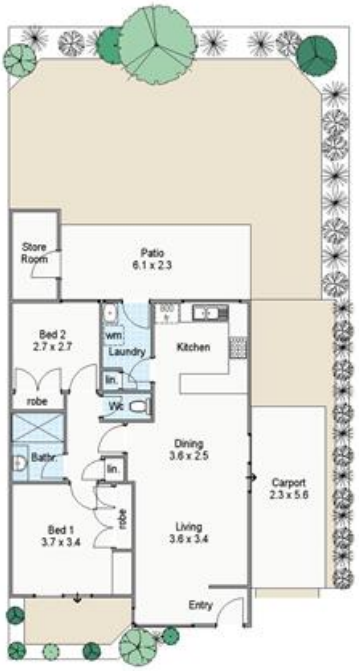




Location Map



Floor Plans



Approximate Areas

Residence:	75m²
Carport:	14m²
Patio:	14m²
Store:	4m²
Total area:	107m²

All measurements are estimates
All dimensions are in metres
Plans are for demonstration only
www.cnbcreative.com.au

4/237 Labouchere Road, Como



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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=R815653