# 4/392 Canning Highway COMO WA 6152

2 1 1

$395 per week

Date available: 14 July 2021
Book Inspection

## UNDER APPLICATION Delightful Courtyard Apartment

Set way back from the highway and with safe and easy drive-in access via Greenock Ave, this appealing ground floor apartment is a breath of fresh air, with bright and airy living spaces opening to a HUGE 55sqm private courtyard, complete with decked area, poured-limestone paving, and a big pitched roof undercover entertaining area, perfect for lounging on lazy afternoons, and entertaining friends and family. Recently refreshed with new foyer carpets and extensive landscaping, shaded by mature trees and privately tucked down a laneway, 'Como Close' is Como's best-kept secret.

** VIEWINGS - Easy access and parking available via Greenock Ave, between Canning Hwy and Park St (NO Canning Hwy access)

THE RESIDENCE
> Open plan combined living/dining, opening to outdoor entertaining
> Modern kitchen, gas cooking, breakfast bar and ample cupboard space
> Spacious bathroom with room for a washing machine, modern fittings
> Queen-size master bedroom with built in robes
> Good sized second bedroom
> Reverse cycle air conditioning to living area

> Fibre-to-the-premises NBN connection
> Own parking bay close to the front door, private gated access to courtyard
> Small complex of just 12 apartments with recent significant upgrades
> FREE water consumption included in rent
> Brilliant location, with easy access to the city, river and Preston St Village
> Regular bus routes along Canning Hwy, and close to Canning Bridge Station

* YES!  Small pets considered at the Owner's discretion and subject to strata company approval

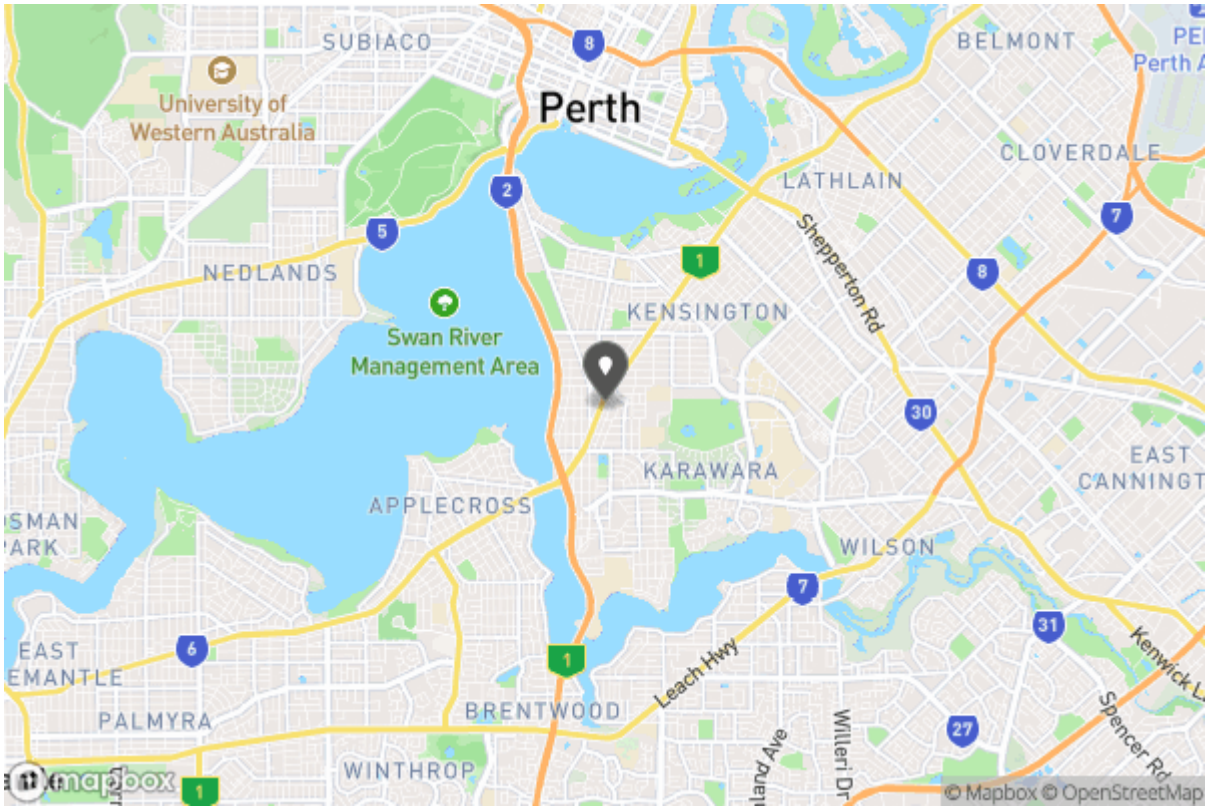
Ingoing Costs:
Two weeks rent: $790.00
Bond (4 weeks rent): $1580.00
Total Costs: $2370.00

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.

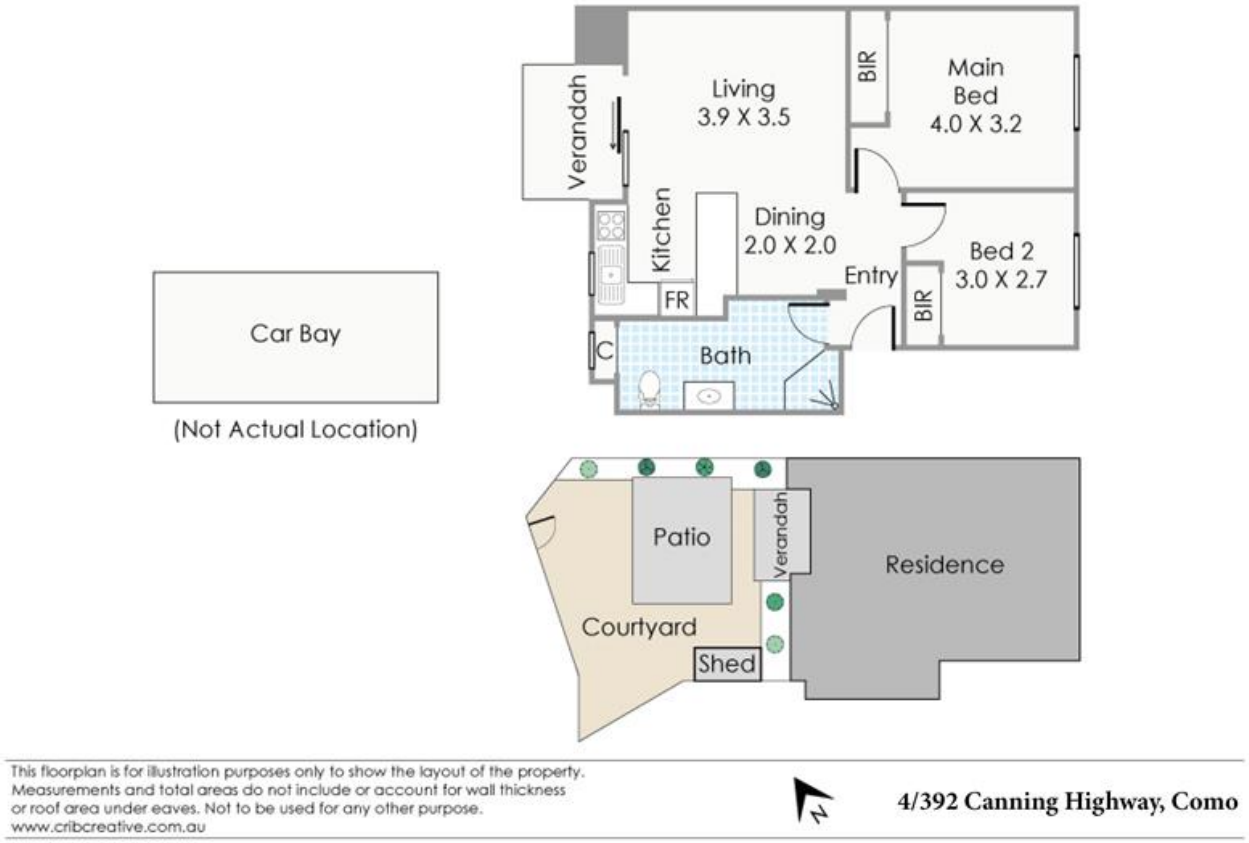
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery

# Location Map



# Floor Plans


Car Bay
(Not Actual Location)
Verandah
Living
3.9 X 3.5
BIR
Main
Bed
4.0 X 3.2
Kitchen
Dining
2.0 X 2.0
Entry
Bed 2
3.0 X 2.7
FR
BIR
C
Bath
Patio
Verandah
Residence
Courtyard
Shed
This floorplan is for illustration purposes only to show the layout of the property.
Measurements and total areas do not include or account for wall thickness
or roof area under eaves. Not to be used for any other purpose.
www.cribcreative.com.au
N
4/392 Canning Highway, Como

Tory Carter

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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/Form?AgentID=MD22298&UniqueID=R1770287