



403/20A Henley Street COMO WA 6152

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\$470 per week

Date available: 7 December 2022

[Book Inspection](#)

## Life is good here

Taking pride of place on the corner of Henley and Park Streets, Como - Henley on Park is a boutique development of just 27 apartments perfectly positioned opposite McDougall Lake. This near new 1 bedroom, 1 bathroom executive apartment is within easy walking distance of Canning Bridge Station and the exciting new Canning Bridge Precinct.

Will you love it? Absolutely!

### THE LOCATION

Central to Perth's three main universities, and with a selection of top level private and public schools nearby, your educational needs are covered, and with the flourishing local dining and entertainment scene developing a reputation for excellence, there is plenty to do with the hours you'll save travelling. Stroll to the river foreshore, relax across the road at beautiful McDougall Lake Reserve, or wander across Canning Bridge to Applecross - the Como lifestyle is sure to appeal to the most discerning of tenants.

### THE APARTMENT

- > Open plan living and dining zone opening to private balcony
- > Magnificent designer kitchen with stone tops and plenty of storage
- > King sized bedroom complete with built in robe and balcony access

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- > Luxury bathroom
- > Handy tucked away laundry
- > Stunning communal rooftop garden and entertaining area with treetop, river, city skyline and lake views
- > One secure, undercover and allocated parking bay plus lots of free street parking
- > Storeroom

#### THE FINER DETAILS

- > The highest quality finishes, beautifully crafted to provide a sense of luxury and style
- > Reverse cycle ducted air conditioning
- > Video intercom security with remote gate release
- > Stainless steel kitchen appliances including Integrated dishwasher
- > Gas cooking
- > Solar panels to building
- > NBN available

\* YES! Small pets under 10kg considered at the 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](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

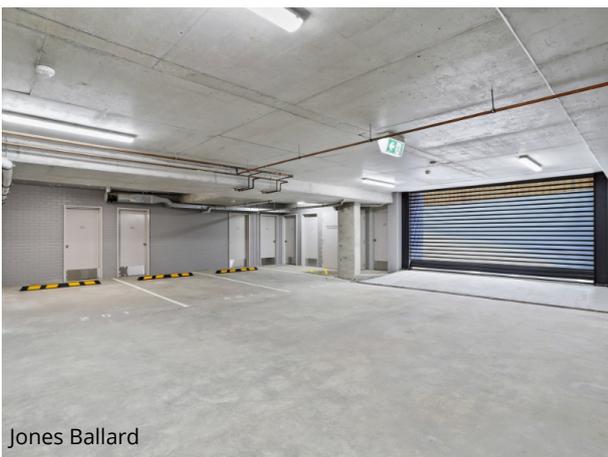


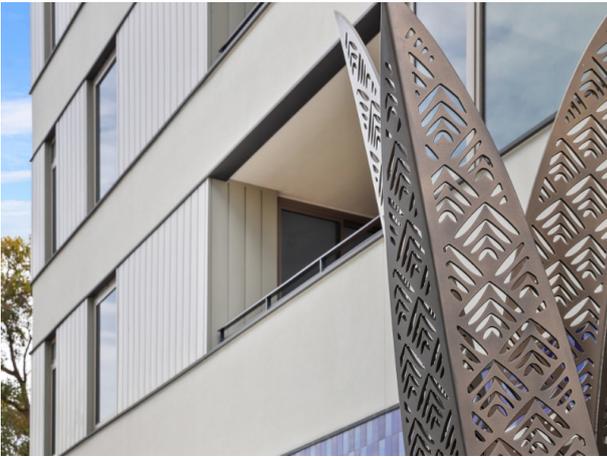




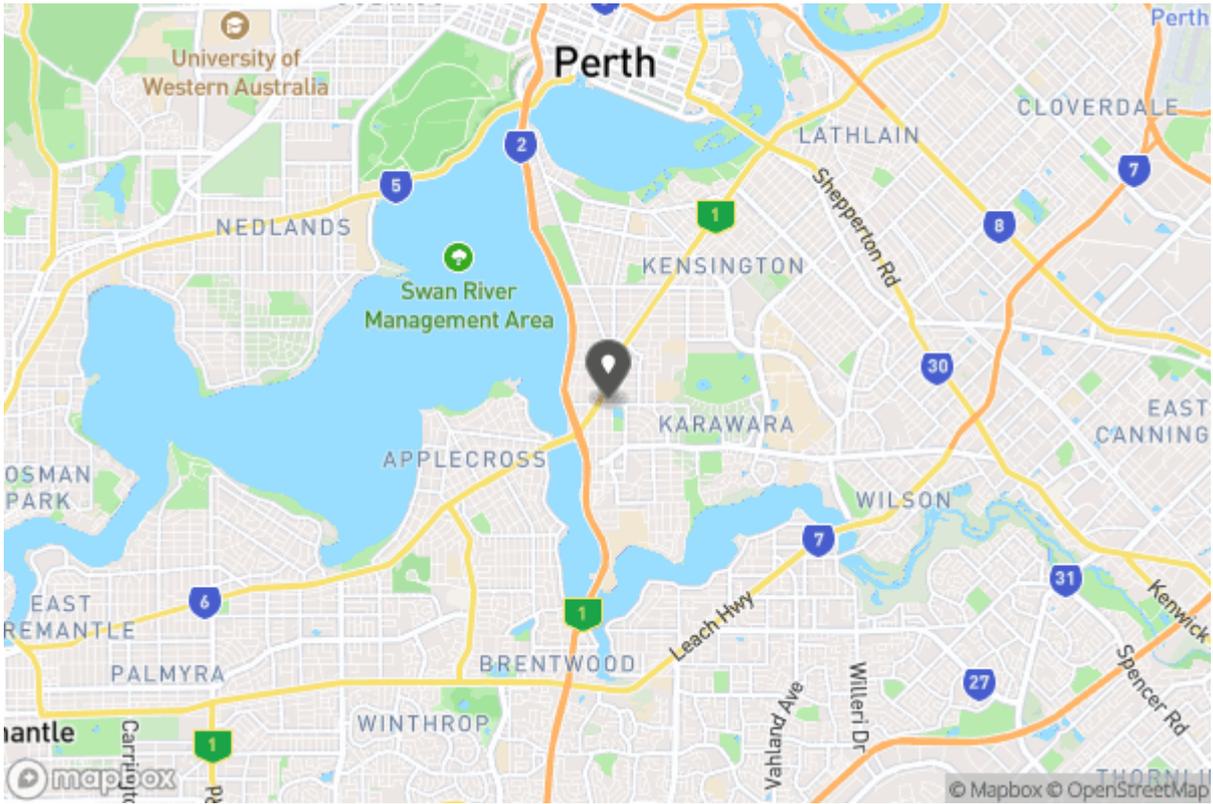
Jones Ballard



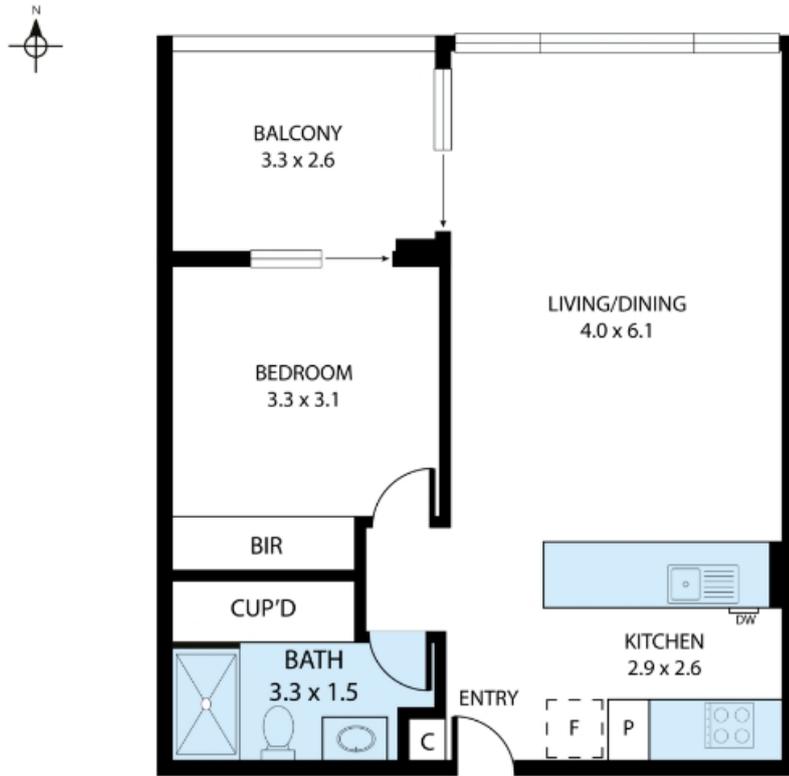




# Location Map



# Floor Plans



403-20 Henley Street, Como WA 6152

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

#### APPROXIMATE AREAS

BALCONY	:	8m <sup>2</sup>
BUILT AREA	:	57m <sup>2</sup>
TOTAL BUILT AREA	:	65m <sup>2</sup>



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

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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=R2892480>