

44A Mary Street COMO WA 6152

2 2 2

$690 per week

Date available: 4 August 2025
Book Inspection

Entertainer's Delight - Stylish and Comfortable Living in River Location

First come first served in this light and fresh villa located on leafy Mary Street. No detail has been missed to ensure this home ticks all the boxes. You will not want to miss this one, blink and it will be gone.

THE LOCATION

Situated in the riverside Como Beach Precinct, you are right on the doorstep to enjoy many of Perth's best features including easy access to the Swan River, South Perth cafÃ© strip and Perth City. Your city commute will be a breeze with public transport, easy freeway access and Canning Bridge train station at your fingertips. A few steps away is the bustling Preston Street hub offering a range of eateries, shopping and the iconic Cygnet Theatre. Open up the doors and windows and let the river breeze blow through.

THE RESIDENCE

> Spacious and bright open plan living area with carpet throughout
> Living area looks out onto very functional front courtyard
> Beautiful modern tiled large kitchen with plenty of cupboard space and gas cooking
> Generous master bedroom overlooking rear courtyard with large walk in robe and ensuite
> Spacious second bedroom with double mirrored built in robe and sliding doors leading to rear courtyard

> Second bathroom and toilet

T H E F I N E R D E T A I L S
> Ducted evaporative air conditioning throughout
> Gas cooktop and built in microwave provided to kitchen
> Plenty of storage to kitchen as well as separate linen press
> Security doors and screens throughout
> Double carport with plenty of street parking available
> Front enclosed paved courtyard featuring timber lined pergola and your very own built in bar - perfect for entertaining as well as low maintenance AstroTurf
> Further entertaining options provided in your huge paved back alfresco! ,Huge pergola and ceiling fan will make you the envy of all your friends
> Storeroom to rear yard
> NBN ready

Ingoing Costs:
Two weeks rent: $1,380.00
Bond (4 weeks rent): $2,760.00
Total Costs: $4,140.00

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



























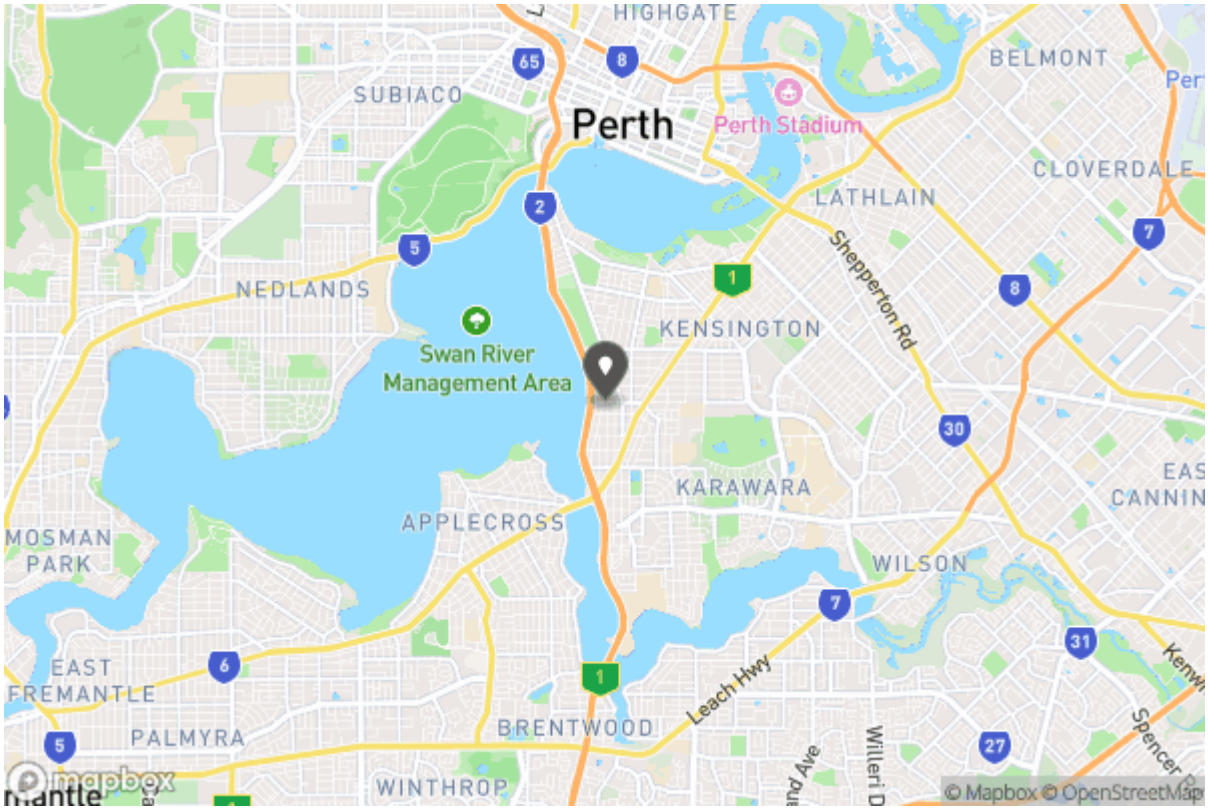




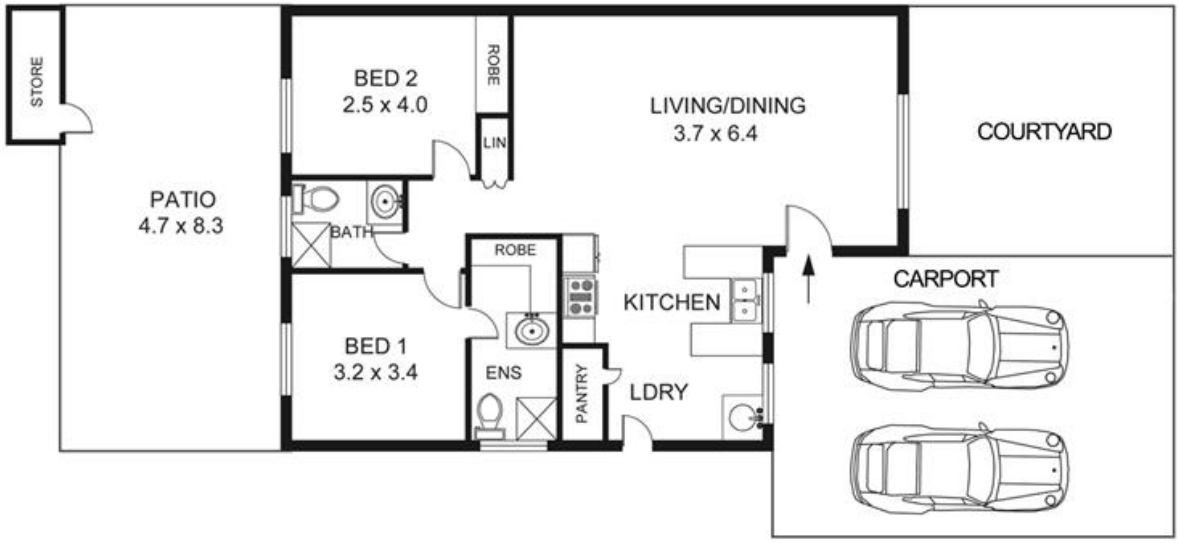




Location Map



Floor Plans



0 1 2 3 4 5

Scale in metres. Indicative only Dimensions are approximate.
All inforamation contained herein is gathered from sources we believe to be reliable.However we cannot gurantee its accuracy and interested persons should rely on their own enquiries.

AREA

LIVING	: 90.00 sq.m(Approx)
PATIO/STORE	: 41.50 sq.m(Approx)
TOTAL	:131.50 sq.m(Approx)

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44A MARY STREET-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=R815564