



5/45 Cale Street COMO WA 6152

 3  2  3

\$545 per week

Date available: 30 August 2022

[Book Inspection](#)

## Lifestyle Location

This perfectly located three bedroom, two bathroom villa is neat as a pin throughout and nestled at the rear of a well maintained complex.

\* PLEASE NOTE THE GARAGE IS EXCLUDED FROM THE LEASE

### THE LOCATION

Cale Street is a highly sought-after Como location surrounded by good schools, social options and just a stone's throw to the CBD. This home is close to parks, excellent schools, universities, entertainment and shopping districts and is walking distance to the Canning Bridge train station.

### THE RESIDENCE

- > Two separate great sized living areas each with direct access to courtyard
- > Functional kitchen with plenty of storage and breakfast bar
- > Master bedroom comes with private storage and wall of built in robes
- > Two double sized secondary bedrooms, 1 with double built in robe
- > Family bathroom hosts separate bath and shower
- > Separate toilet

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- > Separate laundry with direct outdoor access
- > Large rear courtyard with patio area
- > Storeroom
- > Off-street parking for 2-3 cars

#### THE FINER DETAILS

- > Fibre to the premises NBN connectivity
- > Split system air conditioning to both living areas and master bedroom
- > Ceiling fan to main living area
- > Gas cooking
- > Dishwasher
- > Security screens throughout
- > Roller shutter to master bedroom
- > Very low maintenance gardens

\* Sorry, no pets

#### Ingoing Costs:

Two weeks rent: \$1090.00

Bond (4 weeks rent): \$2180.00

Total Costs: \$3270.00

#### 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.

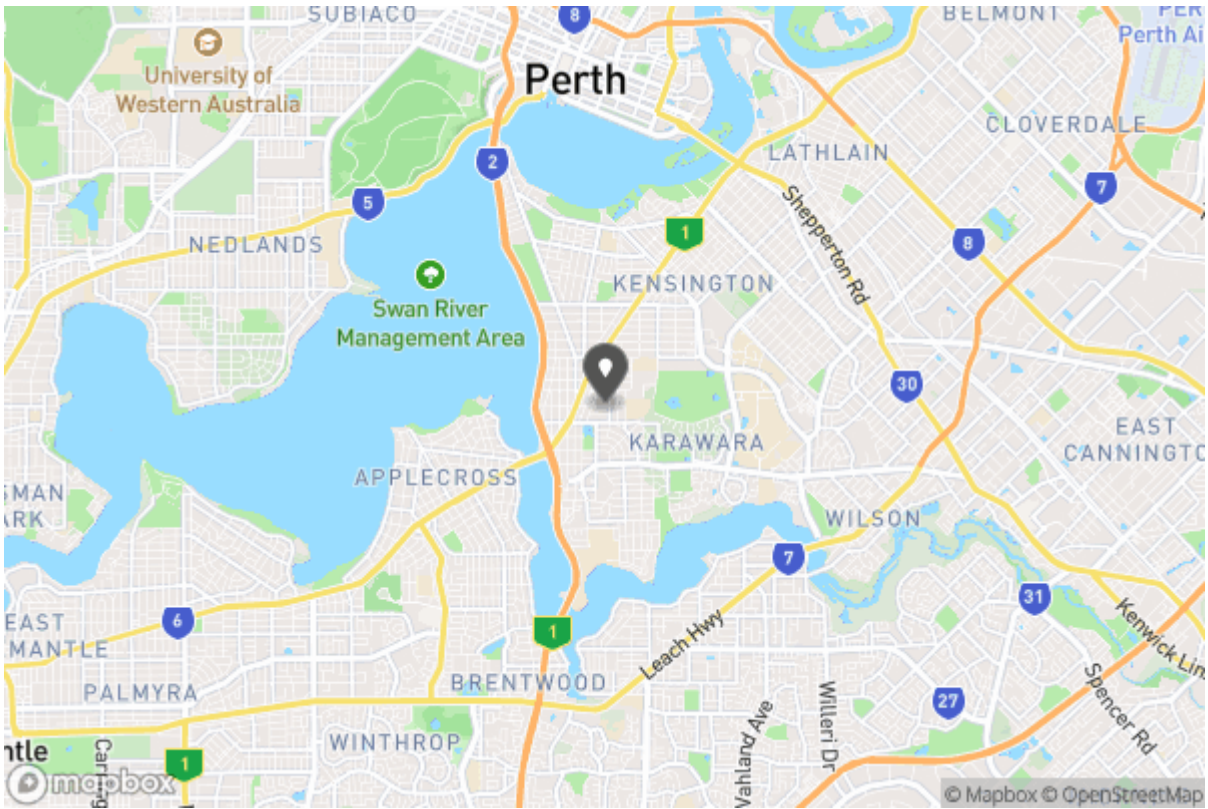
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

# Gallery

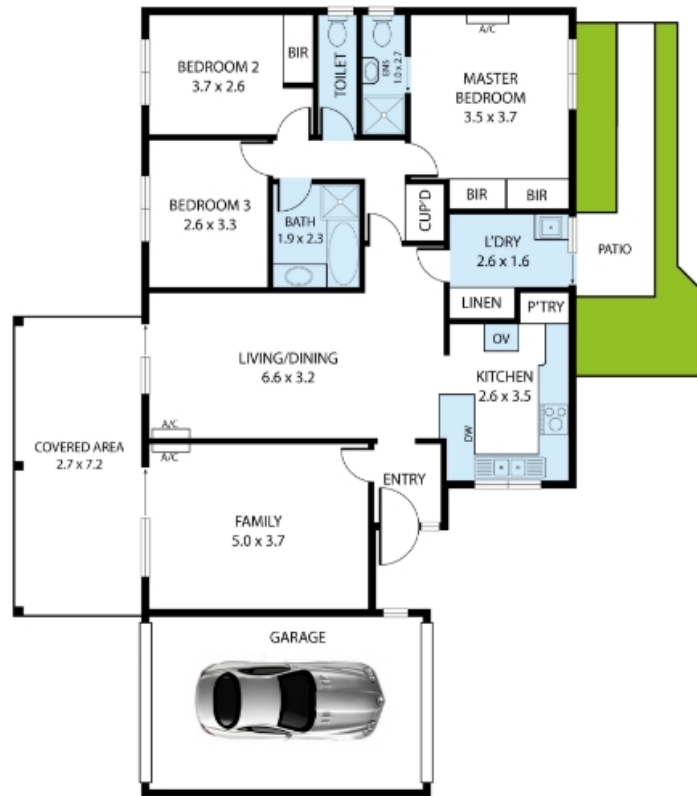




# Location Map



# Floor Plans



**5/45 Cale 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 BUILT AREAS**

BUILT AREA : 109m<sup>2</sup>  
 COVERED AREA : 18m<sup>2</sup>  
 TOTAL BUILT AREA : 127m<sup>2</sup>



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

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/Property?agentID=MD22298&uniqueID=R2841671>