



53A Edgecumbe Street COMO WA 6152

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\$380

Date available: 4 September 2020

[Book Inspection](#)

## Character & Charm

Be quick before this cute and cosy home in McDougall Park precinct is gone! Boasting an ultra functional floorplan and a home sweet home feeling throughout, it won't be available for long!

### THE LOCATION

Just a short five minute stroll to the beautiful McDougall Park for a relaxing picnic or a walk around the lake, you will be loving life in this central location close to Swan and Canning rivers. With easy access to the city and within close proximity to the Preston Street precinct, Curtin University, Canning Bridge bus and train station, parks, shops and cafes - what more could you want?

### THE RESIDENCE:

- > Spacious kitchen
- > Renovated bathroom
- > Separate meals areas with alfresco doors opening onto the front porch
- > Large master bedroom with split system air conditioning
- > Wall unit air conditioning to dining area
- > Low maintenance back garden

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THE FINER DETAILS:

- > Gas cooktop
- > High ceilings & decorative cornices
- > Wooden floorboards
- > Single carport and side parking space (suitable for small car)
- > Beautiful flowering gardens reticulated from the mains
- > Cosy front porch to watch the world go by

Sorry, no pets

Ingoing Costs:

Two Weeks Rent: \$760.00

Bond (4 weeks rent): \$1,520.00

Total Costs: \$2,280.00

HOW TO VIEW THIS PROPERTY

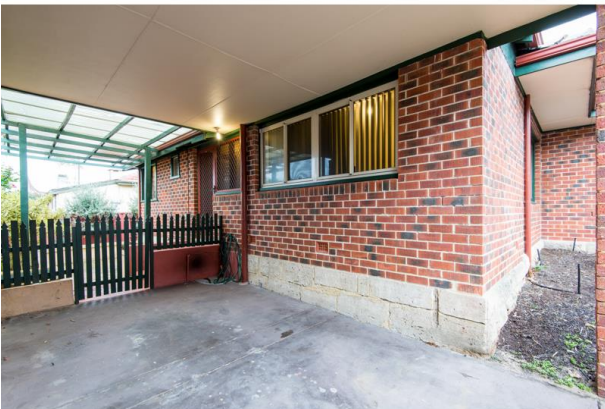
Arranging inspections is easy!

Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Register to inspect' button for that rental property. You can then enter your details and choose an inspection time.

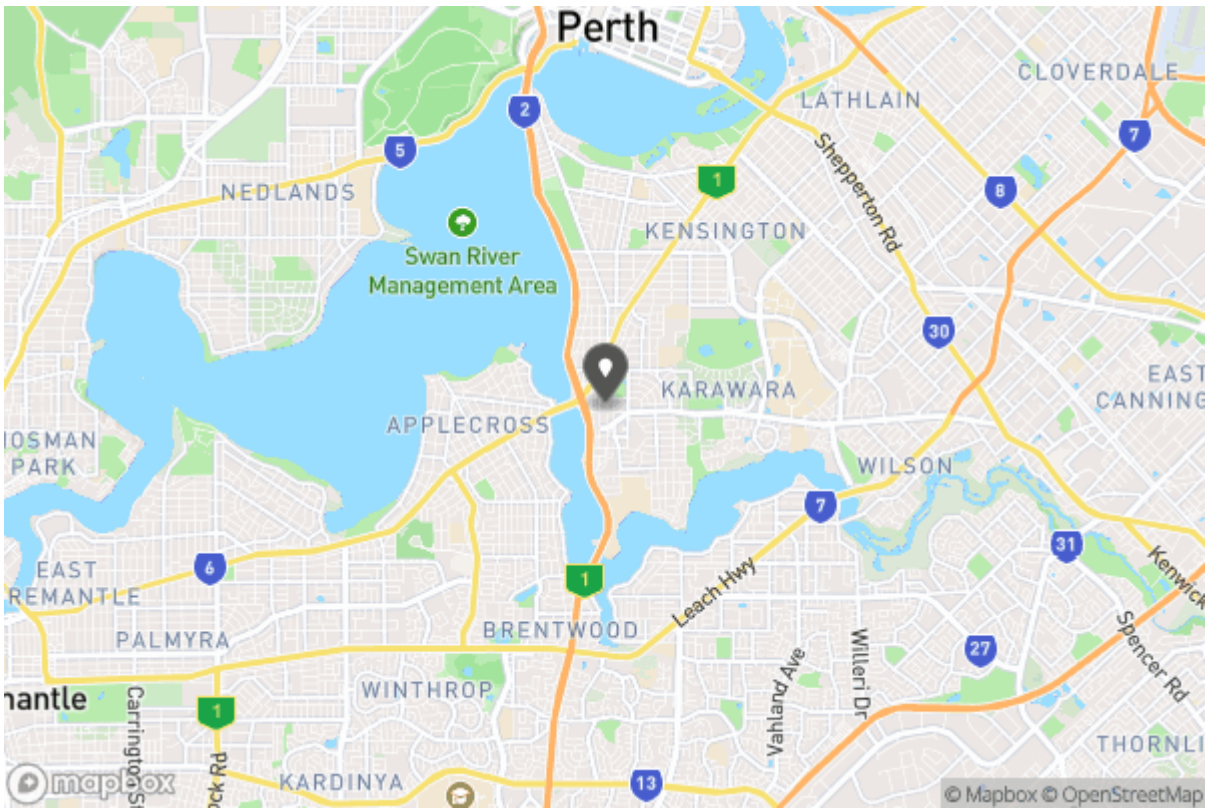
Jones Ballard does NOT accept online applications through 1Form. Properties MUST be viewed and an application form collected from the viewing.

# Gallery





# Location Map





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

Kelly Paddison

kelly.paddison@jonesballard.com.au

08 9474 1533  
175 Labouchere Road  
Como WA 6152

### 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://www.2apply.com/Form?AgentID=MD22298&UniqueID=5527778>