



54 Edgecumbe Street COMO WA 6152

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\$850 per week

Date available: 21 November 2025

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## Character Rich Home with Classic Appeal

Tucked away in a sought-after pocket of Como, this charming residence effortlessly combines timeless appeal with everyday convenience. Designed for easy living, it offers a perfect balance of space, style, and functionality.

### THE LOCATION

Set in one of Como's most desirable streets, this home offers the perfect balance of tranquility and convenience. Just a short five-minute walk takes you to McDougall Park, a peaceful retreat where you can enjoy leisurely strolls around the lake, relax with a picnic, or simply soak up the serene surroundings. Enjoy the best of riverside living with the Swan and Canning Rivers close by, providing scenic walking and cycling trails, open spaces, and opportunities for outdoor recreation. The vibrant Preston Street precinct is also nearby, offering a variety of caf s, restaurants, and boutique shops, perfect for weekends or after-work outings. Commuting is effortless with Canning Bridge train and bus stations within easy reach, as well as direct access to Canning Highway for a smooth ride into the city. With Curtin University, parks, schools, and local amenities all just minutes away, this central Como location makes everyday life simple, connected, and enjoyable.

### THE RESIDENCE

- > Inviting front porch, perfect for welcoming guests or enjoying a morning coffee
- > Generous living room filled with natural light, ideal for relaxation and entertaining

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- > Spacious kitchen with ample storage and workspace for everyday living
- > Two large bedrooms with built-in robes, offering comfort and convenience
- > Well-sized third bedroom with built-in robes
- > Flexible fourth room, perfect as a study, nursery, or additional bedroom to suit your needs
- > Main bathroom with classic design
- > Open plan living and dining area, creating a seamless flow for family life and entertaining
- > Additional bathroom/laundry featuring a separate toilet and extra shower
- > Expansive backyard, ideal for outdoor activities, entertaining, or gardening
- > Extra games room or storage area, offering versatile space for hobbies or additional living
- > Ceiling fans in the two main bedrooms
- > Ample parking for multiple vehicles
- > NBN connectivity available, ensuring fast and reliable internet access

Ingoing Costs:

Two weeks rent: \$1,700.00

Bond (4 weeks rent): \$3,400.00

Total Costs: \$5,100.00

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.

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

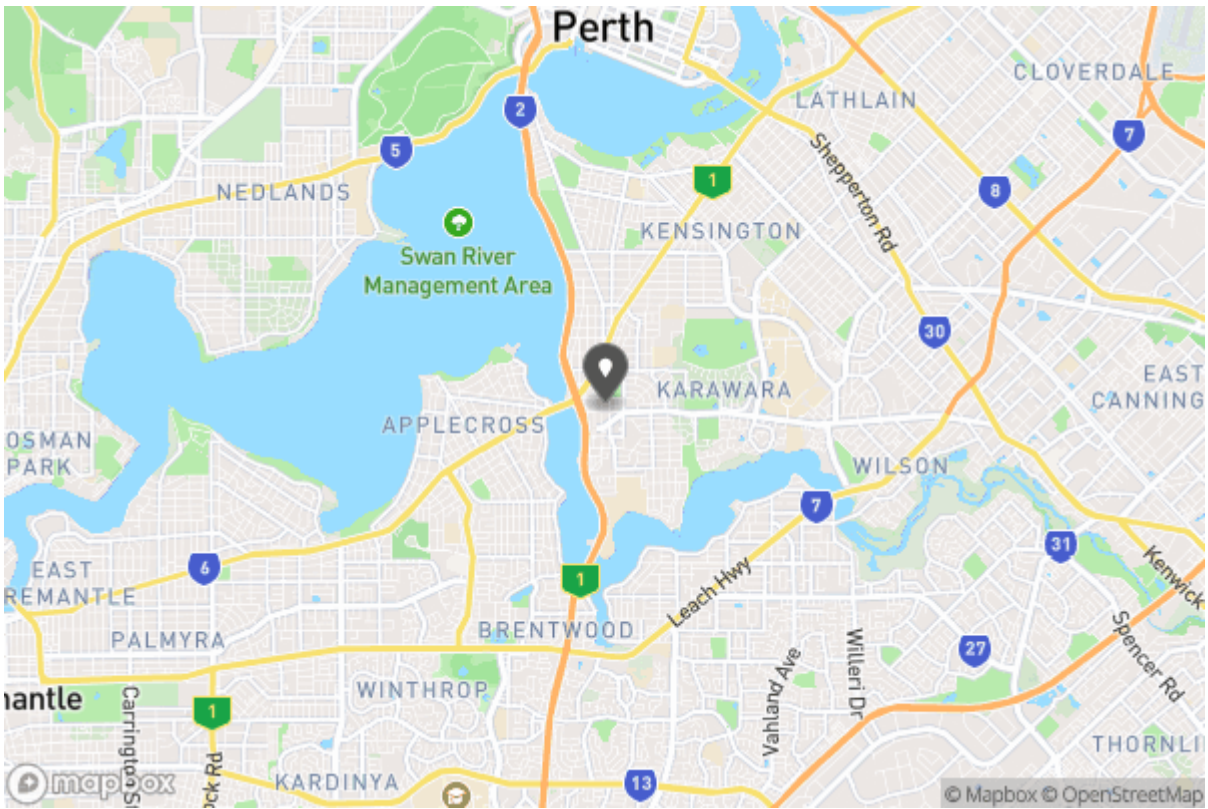
# Gallery







# Location Map





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

Ellie Spiegl

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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://2apply.com.au/Property?agentID=MD22298&uniqueID=R4054881>