



## 54B Talbot Avenue COMO WA 6152

 4  2  2

\$800 per week

Date available: 8 March 2023

[Book Inspection](#)

### Be Quick!

Be quick before this impressive family sized home is gone! Boasting an ultra functional floorplan and spacious feeling throughout, this home is sure to impress.

#### THE LOCATION

Tucked away in a quiet and private location within the McDougall Park precinct, you'll love the close proximity to sought after schools both private and public including Penrhos, South Perth foreshore, local library, freeway plus easy access to public transport taking you into the city and nearby universities are an added bonus.

#### THE RESIDENCE

- > Spacious open plan living and dining zone
- > Modern kitchen with double fridge recess and breakfast bar
- > Separate games room
- > King size master suite with walk in robe and private ensuite
- > 3 good sized minor bedrooms, each complete with built in robe
- > Main bathroom features separate bath and shower
- > Separate laundry
- > Separate toilet

54B Talbot Avenue COMO WA 6152

- > Easy care alfresco entertaining area
- > Double remote garage

#### THE FINER DETAILS

- > Fully ducted reverse cycle air conditioning
- > Kitchen features gas cooking, 900ml oven and dishwasher
- > Security alarm system
- > Full automatic reticulation

\*\* No pets allowed

#### Ingoing Costs:

Two weeks rent: \$1,600.00

Bond (4 weeks rent): \$3,200.00

Total Costs: \$4,800.00

#### 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.

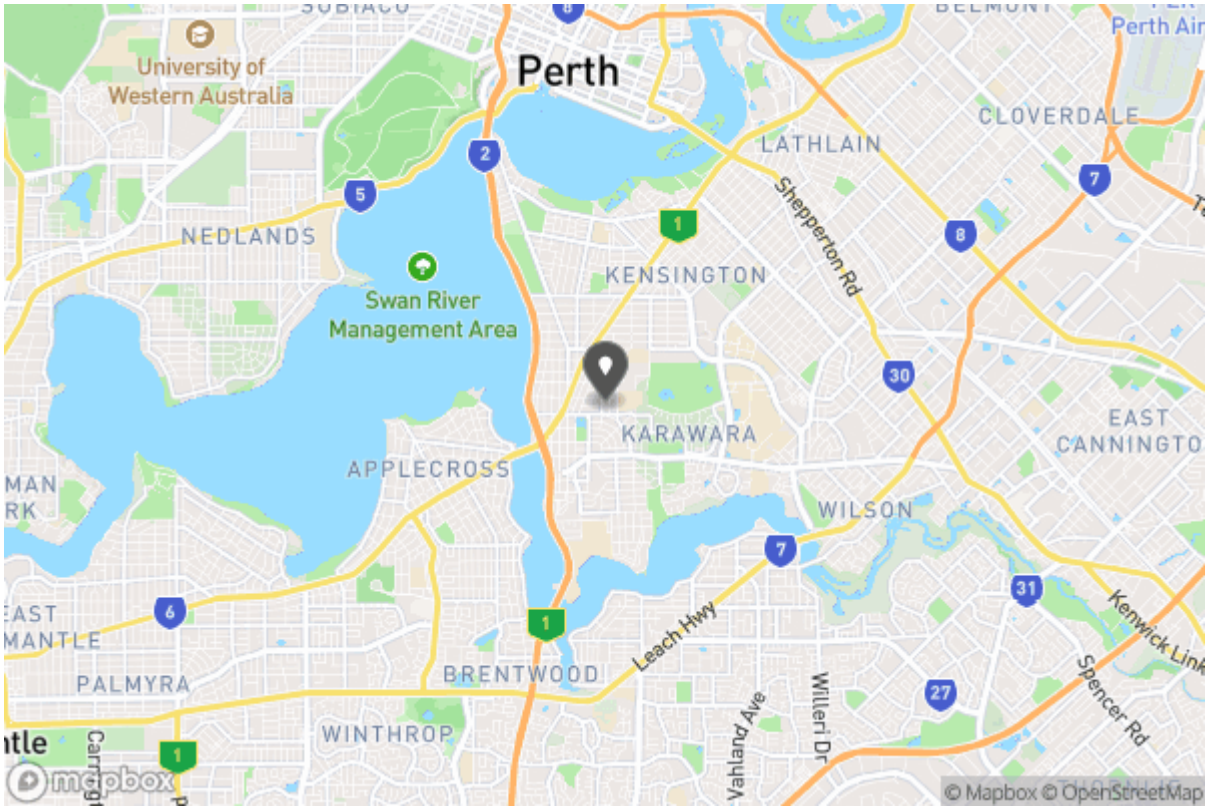
# Gallery



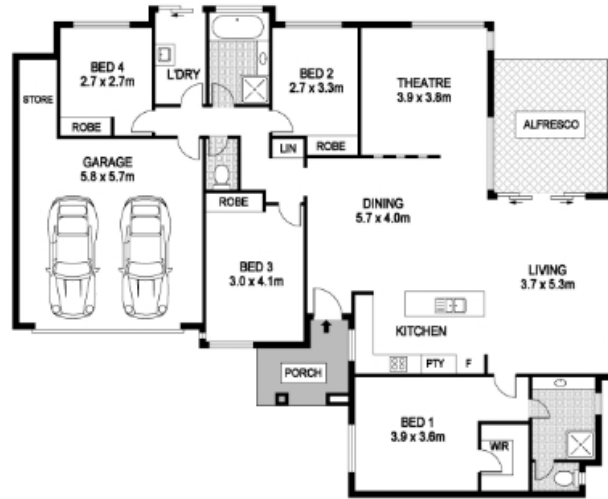




# Location Map



# Floor Plans



## 54B TALBOT AVE, COMO

### DISCLAIMER

PLANS SHOWN ARE FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO SURVEY AND INSTRUMENTS AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN SURVEY.



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

Sheree Baillie

sheree.baillie@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://2apply.com.au/Property?agentID=MD22298&uniqueID=R815681>