7/80 Clydesdale Street COMO WA 6152

2 1 1

$375 per week

Date available: 7 June 2021
Book Inspection

Dressed to impress

Set back from well-connected Clydesdale Street this fresh, inviting and fully furnished villa sits in a very well maintained and leafy green complex. Fully renovated with quality finishes throughout - viewing will not disappoint!

THIS VILLA IS FULLY FURNISHED AND EQUIPPED - AVAILABLE FOR A 6 MONTH LEASE

T H E L O C A T I O N

The ideal location - in every direction you walk in, you'll find water! Foreshore off Canning Bridge in one direction, Salter Point in another plus Neil McDougall Park lake (with community garden, outdoor exercise equipment, lake and walking paths) in a third. The home is well connected and just a short distance from the freeway entry as well as bus and train stations. It is just an easy 15 minute drive into the city or Victoria Park restaurant/cafe strip. Not to mention Curtin University and Waterford Plaza as well as Westfield Carousel shopping centre being close by. Why not spend your Saturdays at the Manning Farmers Markets at Clontarf - just a 5 minute drive or 15 minute cycle away. Or perhaps brunch at the famous local cafe Our Ruby Girl is more up your alley or even a late lunch at Mt Henry bar and bistro - the choice is yours!

T H E R E S I D E N C E

> Spacious open plan living and dining zone

> Gorgeous renovated kitchen
> Renovated bathroom/laundry
> Large master bedroom with double mirrored full height robes
> Second bedroom / study
> Secure alfresco perfect for private outdoor entertaining
> Low maintenance gardens to front and rear
> Paved undercover front entry plus parking right at your door!

THE FINER DETAILS
> FREE water consumption for the tenants!
> Timber flooring
> Split system air conditioner
> Dishwasher
> 42" tv
> Apple tv (Apple account or Netflix subscription required)
> NBN ready
> Ceramic electric cooktop is a breeze to clean!
> Full height tiling to bathroom
> Custom Roman blockout blinds to both bedrooms
> Patio constructed of anti glare and heat materials

* Owners are happy to remove cot from second bedroom if not required

*Sorry, no pets

Ingoing Costs:
Two weeks rent: $750.00
Bond (4 weeks rent): $1500.00
Total Costs: $2250.00

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.

-NOTES FROM THE OWNERS -

Inside you will find premium glassware a wine drinker will love, Robert Welch cutlery, stylish crockery, brand new quality nonstick cookware (pots and pans). I am an enthusiastic cook (well I was before I had a baby) and my kitchen is beautifully equipped including with a top of the range food processor.

Outside offers low maintenance gardens: hedges trimmed by the gardener, all fully reticulated, all that is required is weeding, and some watering over winter if it doesn't rain much during water restriction time. Hoses are provided out front and back. For when sprinklers are allowed on again, these are on a timer.

The complex is extremely friendly and quiet complex with lots of owner occupiers and long term tenants. Immediate neighbours to either side are quiet and friendly (both couples). Good passive surveillance as always residents going for walks up and down driveway etc so feels very safe. You can tell from the way people keep their bikes out the front and they never get stolen! (though I still keep mine out the back! see note further down).

NEIGHBOURHOOD

2 minute walk:
â€¢Mt Henry and bottle shop
â€¢bus stop to Perth city

5 Minute walk:
â€¢2 primary schools
â€¢Ley St with excellent Our Ruby Girl Cafe, fantastic hairdresser at Salon Nirvana, fish'n'chips, sensational noodle bar and Japanese restaurant, pizza and kebabs, excellent nail salon, Chinese restaurant, dress boutique, barbershop, BP service station

10 minute walk:
â€¢daycare (Tall Tree)
â€¢pre-kindy
â€¢Manning Hub with playgrounds, child health nurse, chemist, IGA, library, toy library, dentist, lunch bar, excellent clothing boutique (O'Brien's), another hairdresser, gym, independent butcher and grocer, medical centre
â€¢Neil McDougall Park with lake, huge playground, landscaped gardens, community art and craft building, community garden, BBQs, walking paths and seats, coffee van, picnic shelter
â€¢Downhill to the river over the footbridge, with a place to launch a kayak or walk or cycle along the freeway shared path with the river next to you all the way
â€¢12-minute walk to Canning Bridge bus station and train station so you can leave home and be in the city via public transport within 45 minutes.
â€¢20-minute walk or 10-minute bike ride to the Canning Bridge food and shopping area including premium Canning Bridge IGA, Clancy's, Raffles, Hayashi, Dining Akashi, and a new 15-outlet fancy food court opening at The Precinct.
â€¢30-minute cycle into the city via the freeway bike path (and you can store bikes in backyard with separate padlock on back gate that you can latch on inside or outside depending on if you are leaving or coming home).

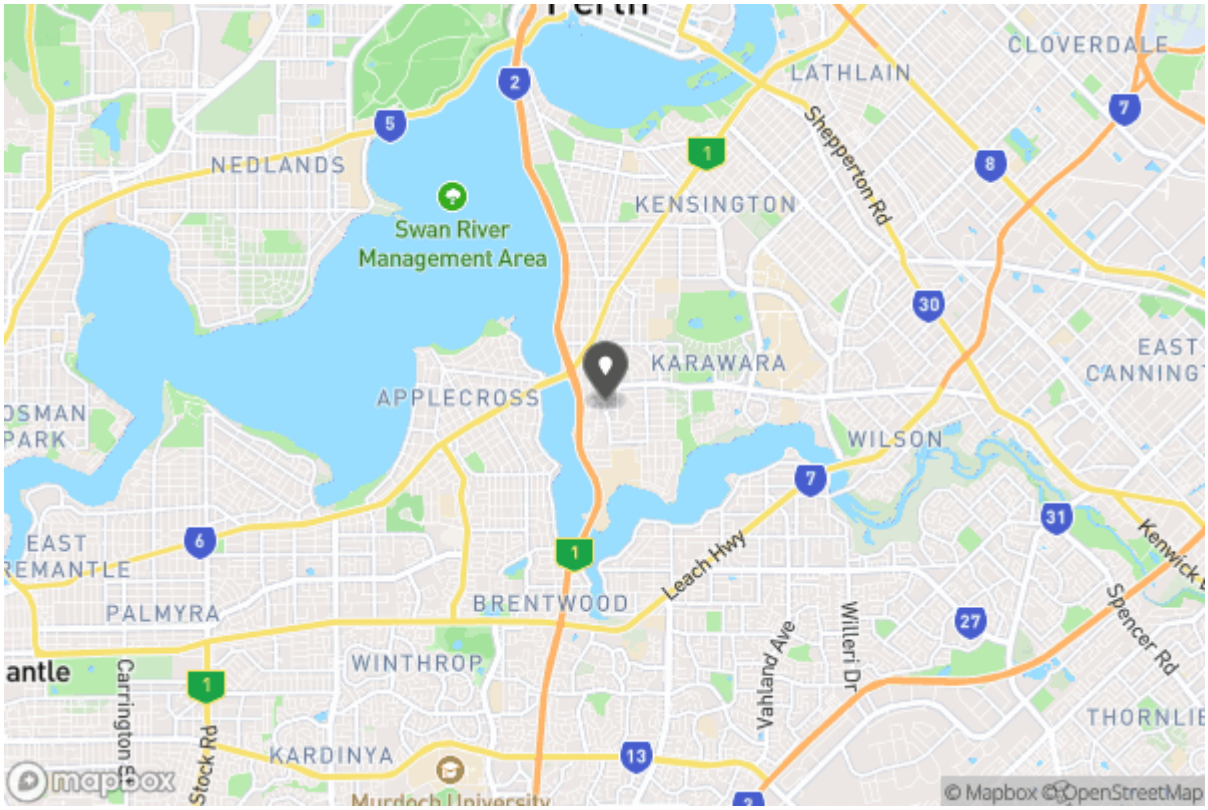
Driving

Right on the freeway entry/exit with new sliproad south, so you can be in Freo in 20 minutes or Perth in 10 minutes. Easy 15-minute drive to both Garden City or Carousel shopping centres. A 15-minute drive down Canning Highway to the Victoria Park shopping strip and a few minutes' drive to all the conveniences of Canning Highway including the Como Hotel. A 10-minute drive to the Mends Street South Perth precinct, the Preston Street food precinct.

This really is a fantastic place to live!

Gallery

Location Map



Floor Plans

7/80 CLYDESDALE STREET, COMO

DISCLAIMER:
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

Tory Carter

tory.carter@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/Form?AgentID=MD22298&UniqueID=R815527