



77 Monash Avenue COMO WA 6152

 4  2  2

\$680 per week

Date available: 1 April 2022

[Book Inspection](#)

## Will you love it? Absolutely!

They don't make them like this anymore! Built in 1949, this residence seamlessly blends gorgeous period features from yesteryear with modern, quality finishes without compromising any of today's creature comforts.

### THE LOCATION

Standing proud in the sought after, riverside suburb of Como and superbly located in a quiet street close to excellent primary and secondary schools including Penrhos College, Wesley Collage, Collier Primary School, Kensington Primary School, Como Secondary School. Short drive to Angelo Street shopping and cappuccino strip, Victoria Park eateries, the Swan River, Collier Park Golf Course, Curtin University and public transport offering quick and easy access to the Perth CBD. With a lovely neighbourhood feeling, this location and home present an excellent opportunity for the lucky tenants.

### THE RESIDENCE

- > Private and secure entrance opens into gorgeous and welcoming front courtyard
- > Open plan living zone
- > Second living area to rear opening directly to outdoors
- > Stunning renovated kitchen with lots of storage, island bench and breakfast bar with stools included
- > King size master bedroom with large built in robe and lots of natural light

77 Monash Avenue COMO WA 6152

- > 3 minor bedrooms each complete with built in robe
- > Central bathroom
- > Second bathroom / laundry combination
- > Picturesque outdoor patio entertaining
- > Remote carport plus driveway parking for second car

#### THE FINER DETAILS

- > Ducted air conditioning
- > Gas heating points to both living areas
- > Kitchen boasts integrated dishwasher and induction cooking
- > Gorgeous period features including original floorboards, high ceilings and picture rails
- > Lots of storage
- > Garden shed
- \* Pets considered at the owner's discretion

#### Ingoing Costs:

Two weeks rent: \$1,360.00

Bond (4 weeks rent): \$2,720.00

Total Costs: \$4,080.00

#### HOW TO VIEW THIS PROPERTY

Arranging inspections is easy!

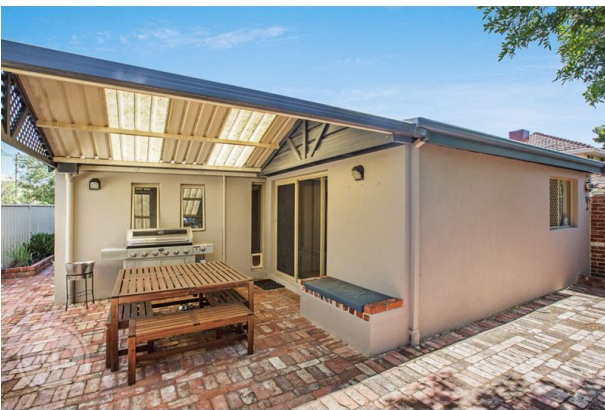
Simply go to our website: [www.jonesballard.com.au](http://www.jonesballard.com.au) and click the 'Book Inspection' button for that rental property.

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

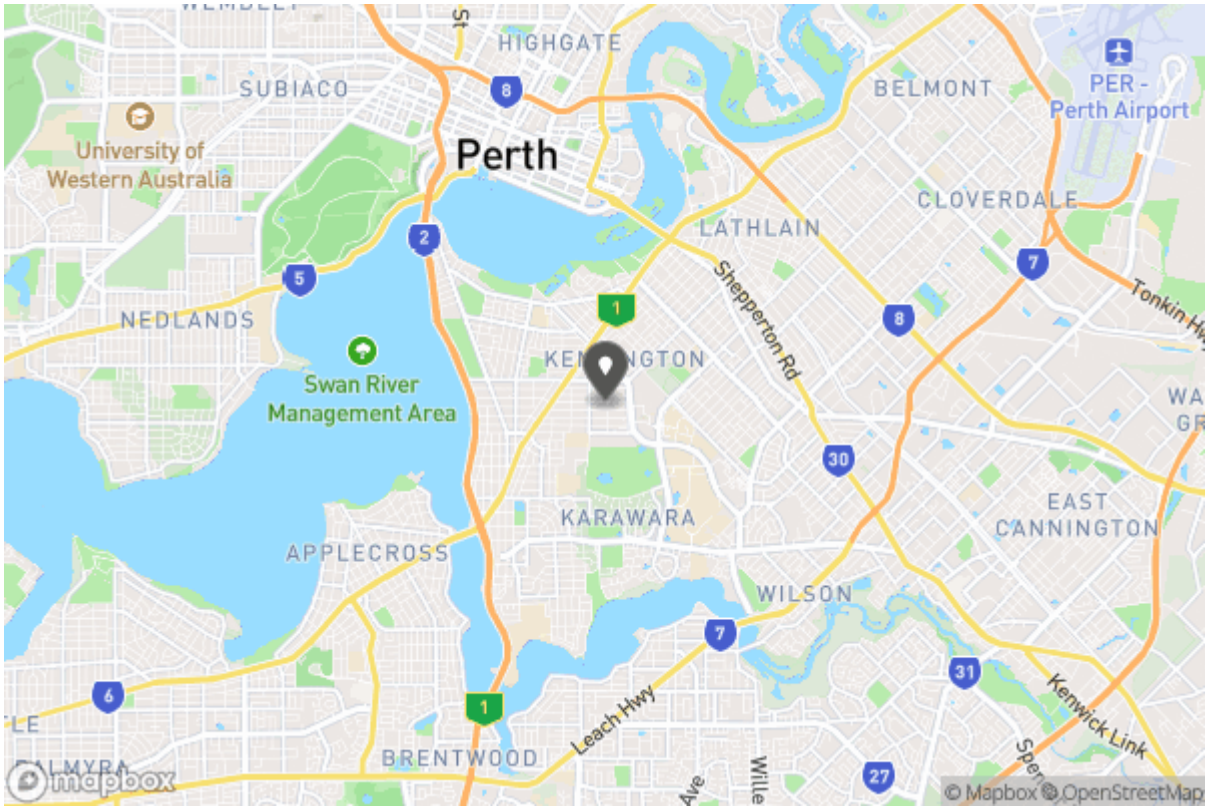
# Gallery



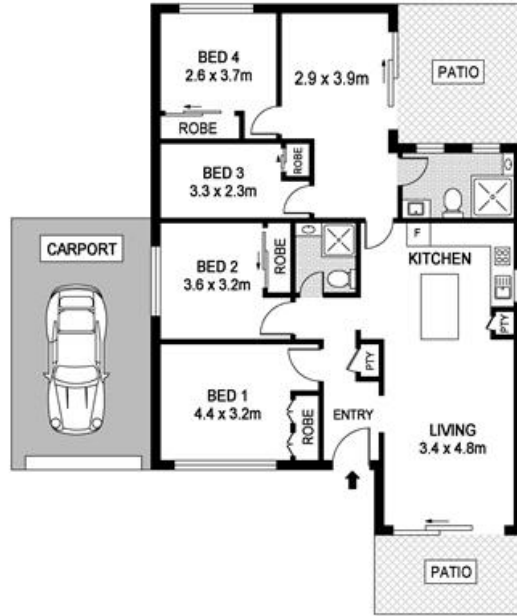




# Location Map



# Floor Plans



## 77 MONASH AVENUE, COMO

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



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://2apply.com.au/Property?agentID=MD22298&uniqueID=R815684>