



8/83 Gardner Street COMO WA 6152

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\$575 per week

Date available: 28 October 2022

[Book Inspection](#)

Love Where You Live!

With a flexible layout offering spacious living areas, generous outdoor spaces and an ultra-convenient location this appealing street front villa will tick all the boxes!

Viewing recommended - homes with a meticulous finish like this are rarely seen on the rental market.

THE LOCATION

Enviably located riverside of Canning Highway in an excellent tree lined street, you will be ideally located within walking distance to shops, schools, parks and the vibrant Preston Street shops and social scene. Proximity to river, local library, freeway and easy access to public transport taking you into the city plus nearby schools and universities are an added bonus.

THE RESIDENCE

- > Spacious living space
- > Separate dining area off kitchen
- > Designer kitchen with breakfast bar and ample storage
- > King sized master bedroom with triple built in robe
- > Double sized secondary bedroom with double robe

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- > Luxuriously renovated bathroom with separate shower and bath
- > Separate toilet
- > Separate laundry area off kitchen
- > Pristine outdoor covered area with landscaped gardens
- > Lockable storeroom
- > Carport parking for 2 cars (tandem)

THE FINER DETAILS

- > Split system air conditioning to living and both bedrooms
- > Mounting brackets for TV's offered in living and master bedroom
- > Security alarm
- > Fully secure yard
- > Reticulation
- > NBN connectivity

* YES! Small pets considered at the Owner's discretion

Ingoing Costs:

Two weeks rent: \$1150.00

Bond (4 weeks rent): \$2300.00

Total Costs: \$3450.00

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.

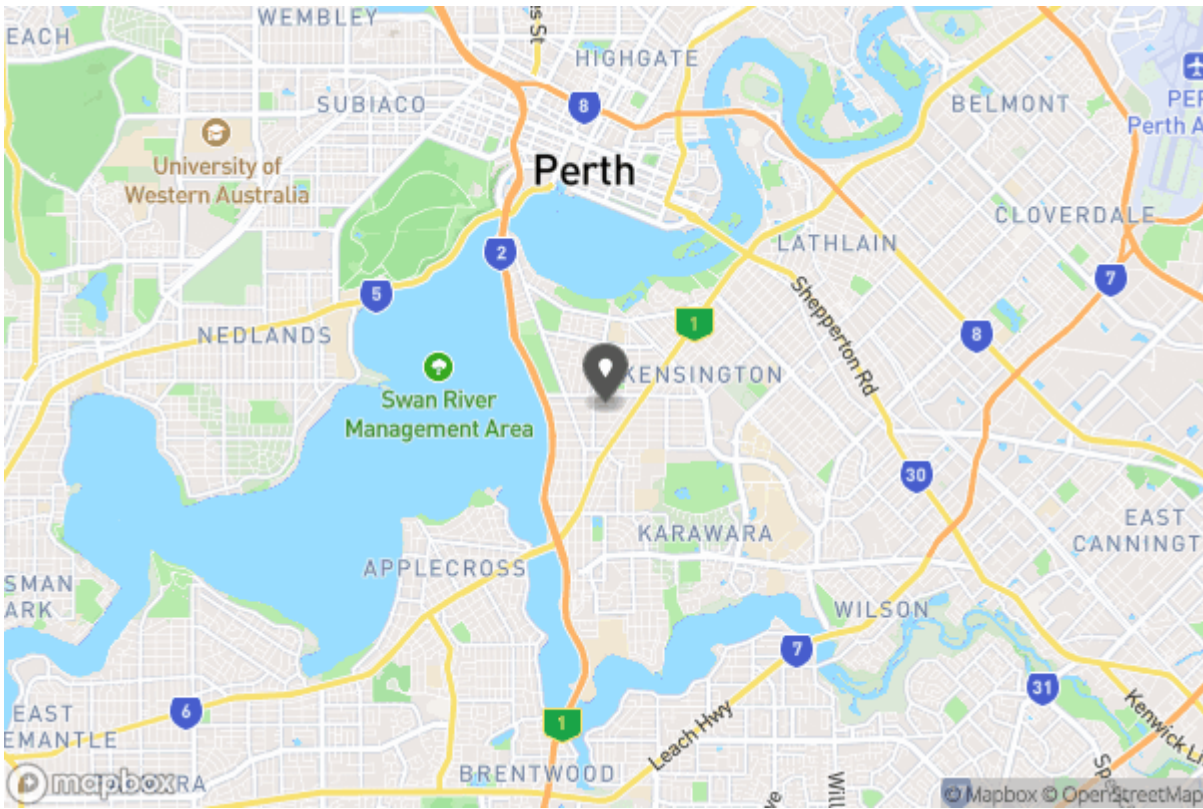
To apply, the property MUST be viewed. Following your inspection a link to apply online will be emailed to you.

Gallery

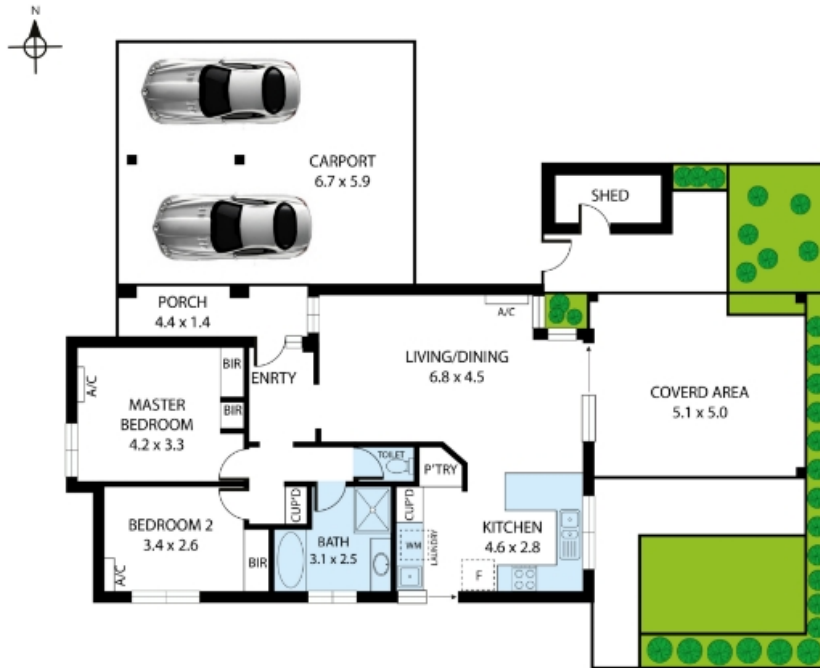




Location Map



Floor Plans



8/83 Gardner Street, Como 6152

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS

BUILTS AREA	: 86m ²
COVERED AREA	: 20m ²
CARPORT	: 42m ²
PORCH	: 5m ²
TOTAL AREA	: 153m ²



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

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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=R2920299>