



99A Edgecumbe Street COMO WA 6152

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\$750 per week

Date available: 30 May 2025

[Book Inspection](#)

## Contemporary Comfort in the Heart of Como

Step into low-maintenance luxury with this beautifully presented home, perfectly suited for professionals, couples, or small families. Tucked away in a quiet and private position, this residence combines comfort, convenience, and style across a well-thought-out floor plan.

### THE LOCATION

Ideally positioned in a quiet pocket of Como, this home places you close to everything you need. Take advantage of the nearby Swan River foreshore, excellent schooling options like Penrhos College and Curtin University, and the vibrant local caf   and dining scene. Public transport, freeway access, and the CBD are all within easy reach, making commuting a breeze.

### THE RESIDENCE

- > Main lounge room on entry walks through to the open plan living and dining room
- > Wall unit air conditioner and a ceiling fan to open plan living area
- > Master bedroom with triple built in robes
- > Minor bedrooms with double built in robes
- > Kitchen with gas cooking
- > Separate toilet

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- > Separate laundry with direct outdoor access to courtyard
- > Outdoor entertaining area which has a large patio

#### THE FINER DETAILS

- > Ceiling fans in all bedrooms
- > Fully paved outdoor area with low maintenance gardens beds all of which are reticulated
- > Double garage with additional storage space

#### Ingoing Costs:

Two weeks rent: \$1,500.00

Bond (4 weeks rent): \$3,000.00

Total Costs: \$4,500.00

#### 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.

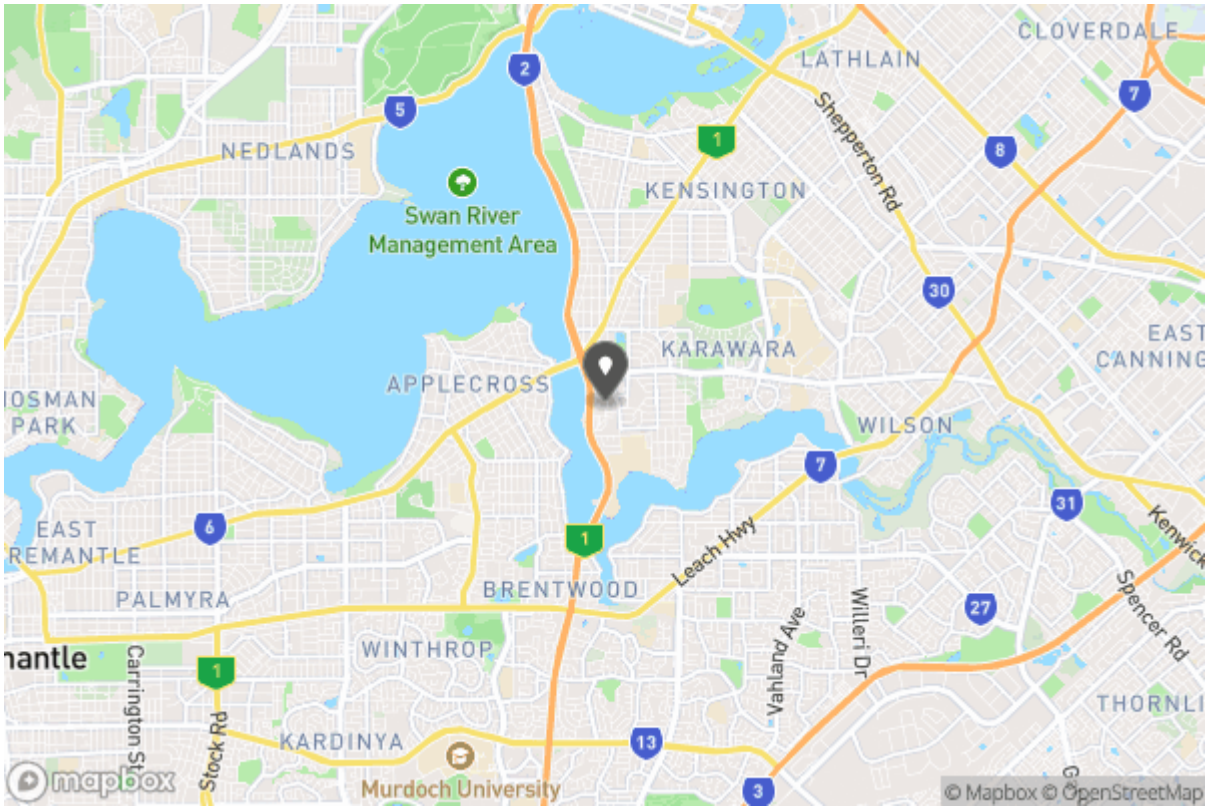
# Gallery



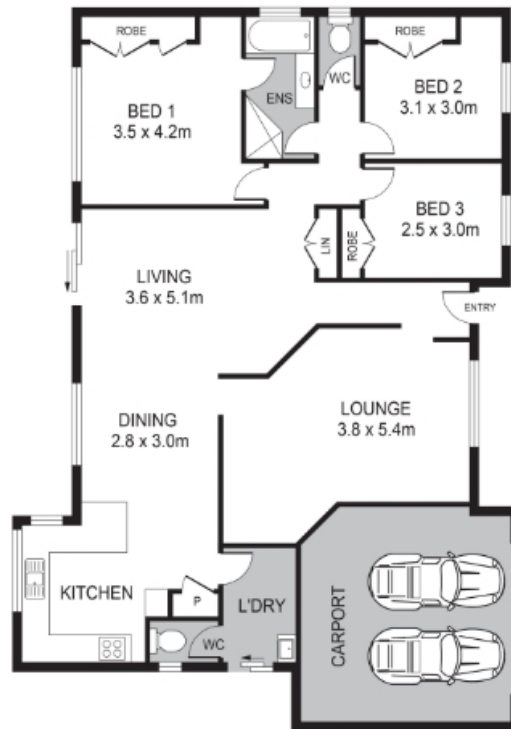




# Location Map



# Floor Plans



## 99A EDGE CUMBE 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.



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

Sheree Baillie

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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=R812846>