



13 Station Street Hawthorn East VIC 3123

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\$1,200

Date available: 7 January 2022

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## Family Friendly Home in an Unmatched Location!

What more could you want! Amazing Schools within walking distance, a courtyard that opens up onto the park, cafes and local shopping just a moments stroll from your door. This is the type of property that ticks all the boxes.

Featuring;

- \*Three Great sized bedrooms - One downstairs with walk in robes and new two way bathroom, Upstairs master opens onto a balcony overlooking the park
  - \*Lounge room with lots of natural light
  - \*Kitchen/Meals with plenty of cupboard space, dishwasher, breakfast bar and room for a family sized dining table, this room opens onto a secure private court yard
  - \*Huge Rumpus Room that leads out to the rear courtyard, the low maintenance courtyard with bi-fold fence that leads out to the park
  - \*Central up-stairs bathroom with separate WC and Spa Bath
  - \*Hydronic Heating and evaporative cooling throughout
  - \*Off-street parking for one car and two addition parking permits for on street parking
- Additional features include, plenty of indoor and outdoor storage, Neutral interior and Low maintenance gardens.

This property is a must see.

RT Edgar Boroondara

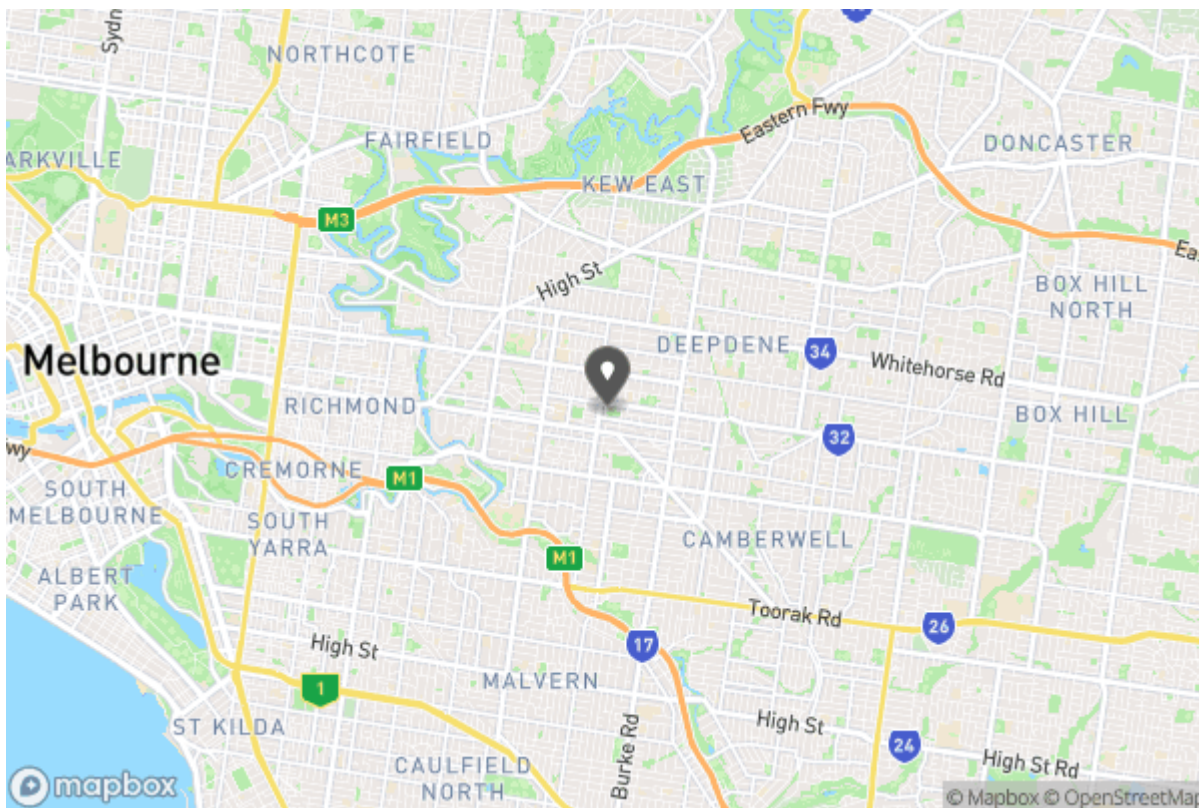
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# Gallery



# Location Map







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

Sarah Brockhus

[sbrockhus@rtedgar.com.au](mailto:sbrockhus@rtedgar.com.au)

03 8888 2000  
1153-1157 Burke Road  
Kew VIC 3101



### Why Book with RT Edgar Boroondara

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://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=LO-RTEHAWTHORN&UniqueID=ire\\_160\\_1149223](https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=LO-RTEHAWTHORN&UniqueID=ire_160_1149223)