



## 19 Balmoral Avenue TEMPLESTOWE LOWER VIC 3107

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\$590

Date available: 17 June 2024

[Book Inspection](#)

### PERFECTLY LOCATED

This three bedroom brick veneer residence is ready for someone to call "home". The entry flows to a generous living/dining area complemented by a well-fitted kitchen adjoining a bright family/meals space. The main bedroom with built-in-robe is accompanied by two additional bedrooms, sharing the main bathroom and separate toilet. With an outdoor balcony that that is big enough to entertain family and friends in the summer months or somewhere to sit back, read a book and enjoy your morning coffee. Features include holland blinds throughout, polished floorboards, ducted heating, split-system heating/cooling and freestanding stove/oven and plenty of off street parking.

All within close proximity to Templestowe Heights Primary School, St. Kevin's Primary School, Templestowe College, Marcellin College, public transport, Macedon Square shopping centre, Templestowe Village, Westfield Doncaster, Ted Ajani and Finns Reserves.

**\*\*PLEASE NOTE THAT THE FIRE PLACE IS ONLY ORNAMENTAL\*\***

To inspect, please click the BOOK AN INSPECTION tab above to book a time to inspect this property and register your interest. Photo I.D. is required for all inspections.



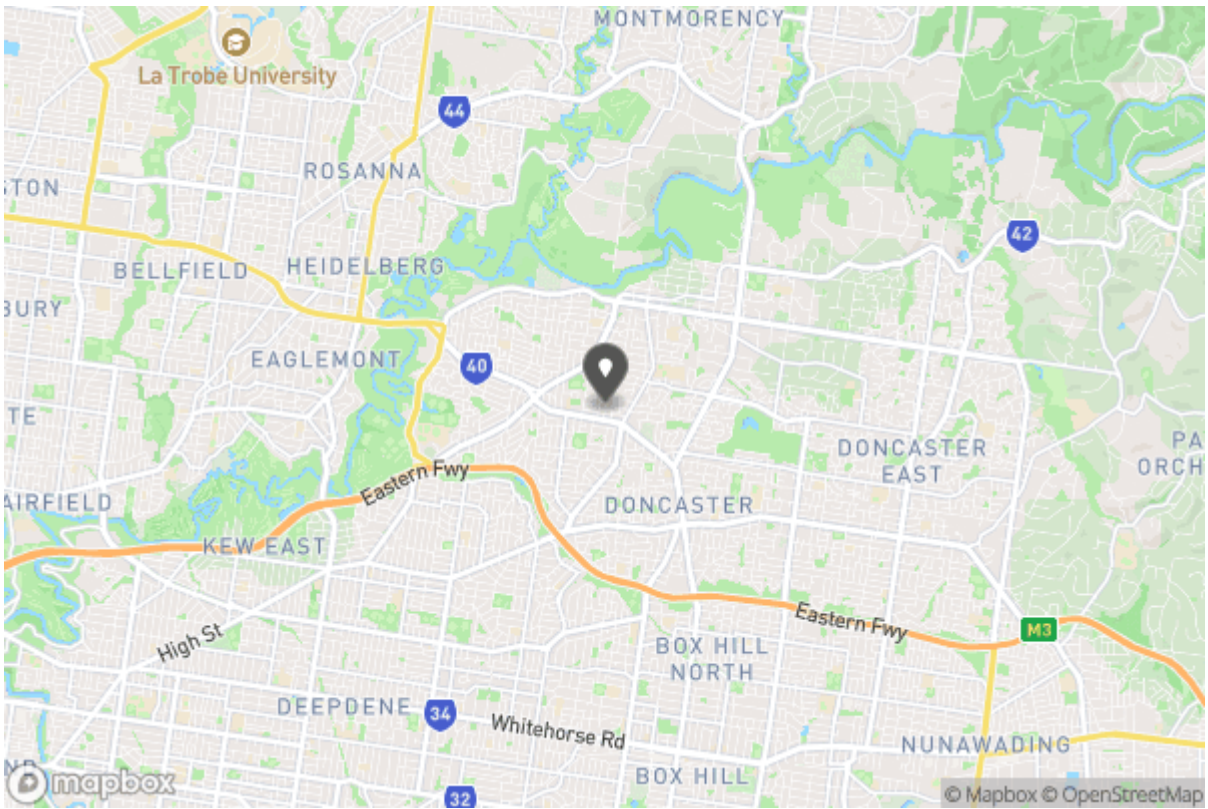
# Gallery







# Location Map





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

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### 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-RTEMANNINGHAM&UniqueID=ire\\_721\\_1524796](https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=LO-RTEMANNINGHAM&UniqueID=ire_721_1524796)