



23 Rooney Street Templestowe Lower VIC  
3107

 3  1  0

\$610

Date available: 8 January 2025

[Book Inspection](#)

## Appealing Family home

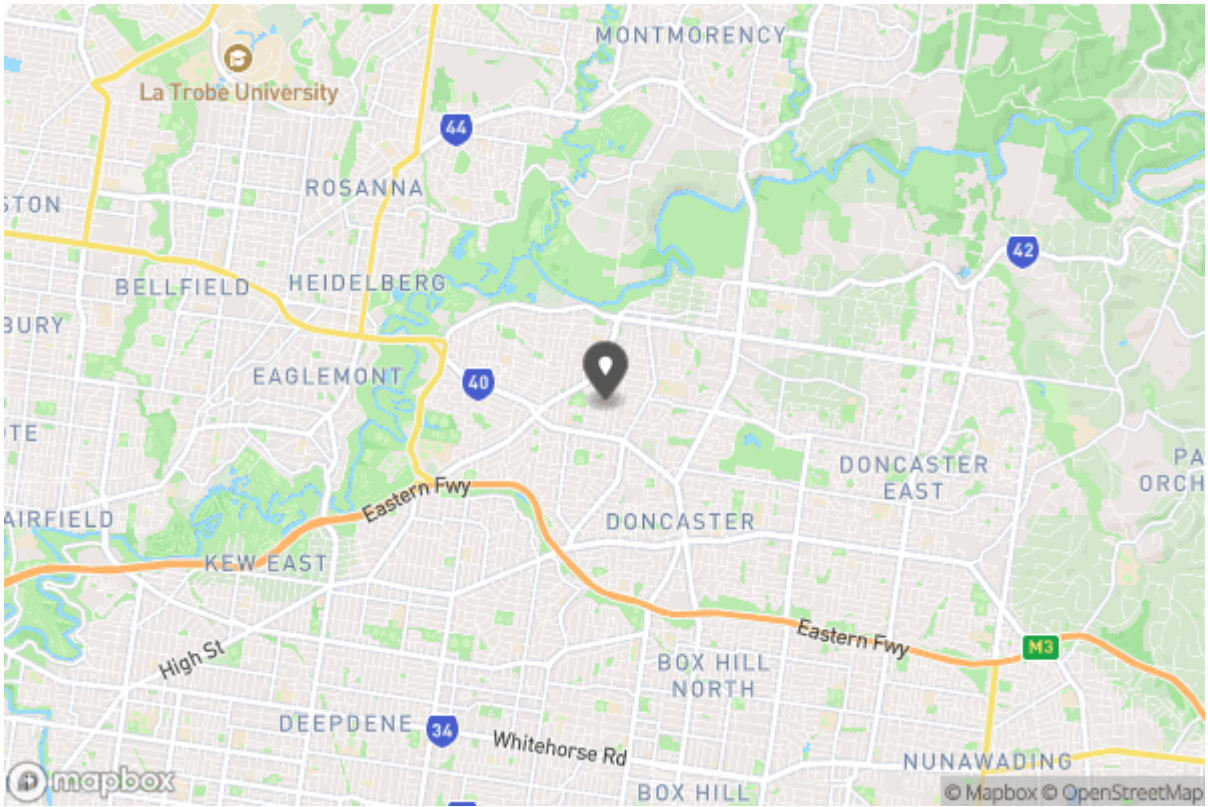
Older style three bedroom family home minutes to amenities, local shops and schools. Classic floorplan of L-shaped lounge/dining room with polished floor boards, onto adjoining kitchen with gas cooking, dishwasher and breakfast bar. There are three good sized bedrooms also with polished timber flooring and built-in-robos, bathroom with separate bath and shower, separate toilet and laundry room. Last but not least there is an amazingly spacious decked covered outdoor entertaining space and great flat back yard. Other features include, single garage for storage, split system heating/cooling and a great location walking distance to shops. Inspection will impress!

# Gallery





# Location Map

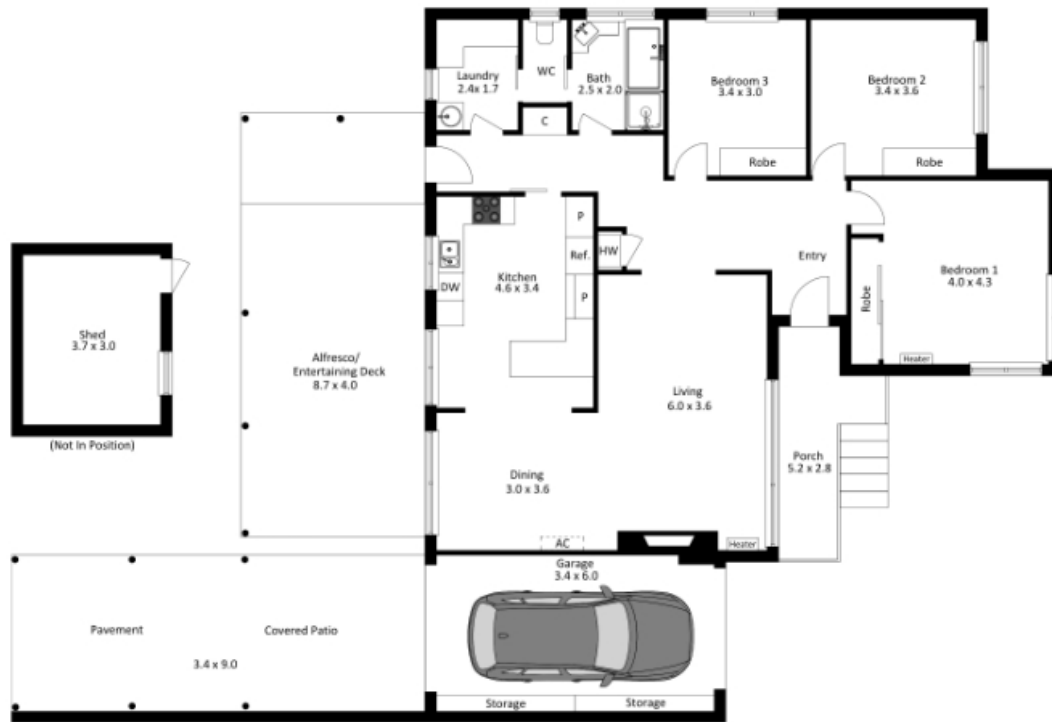


# Floor Plans

23 Rooney Street, Templestowe Lower



Total Internal Size (under roofline) : 143 sqm (approx.)



Disclaimer: All measurements are approximate estimations. Every care has been taken to verify the accuracy of details on this floorplan and brochure.

23 Rooney Street, Templestowe Lower



Total Internal Size (under roofline) : 143 sqm (approx.)



Disclaimer: All measurements are approximate estimations. Every care has been taken to verify the accuracy of details on this floorplan and brochure.



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

Jason Clarke

[jclarke@rtedgar.com.au](mailto:jclarke@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-RTEMANNINGHAM&UniqueID=1619334>