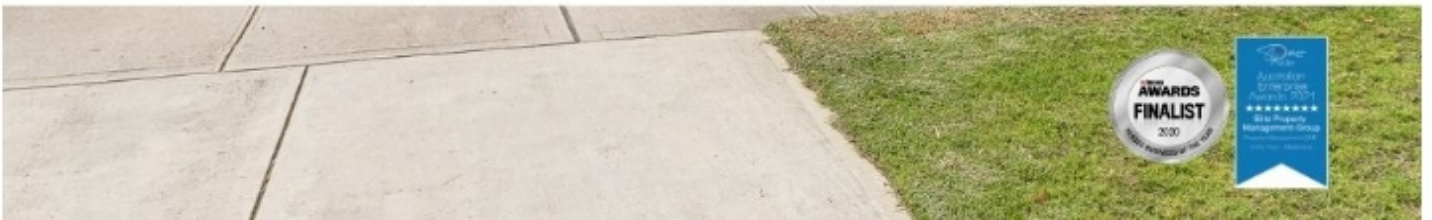




— LEASED —



## 24 Shearing Shed Rise Botanic Ridge VIC 3977

 4  3  2

\$750 per week | LEASED

Date available: 19 May 2023

[Book Inspection](#)

### - SHEARING SHED RISE -

Located in prestigious Botanic Ridge, this four-bedroom plus study family home offers space, quality & comfort including a floorplan designed to please.

Once inside you will feel right at home. The open plan main living area includes spacious kitchen with quality fittings including ceramic cooktop, electric wall oven, dishwasher & stone bench tops with ample storage & cupboard space available plus a walk in pantry.

An abundance of natural light fills the main living zones with a gorgeous outlook onto the decked alfresco areas which are surrounded by the manicured backyard.

Four oversized bedrooms all host double robes with the master suite including spacious ensuite with extra-large shower and feature free standing bathtub and bedroom 2 offering its own ensuite & walk in robe. A second family bathroom including wall to wall shower services the additional bedrooms plus a separate powder room.

A dedicated home office offers roller block & privacy blinds with sheers, plush carpets & securely set behind double doors, making this space the perfect zone to work from home.

Elite Property Management Group

## 24 Shearing Shed Rise Botanic Ridge VIC 3977

Built with quality in mind you will be more than impressed with the additional features including Gas ducted heating, refrigerated cooling and quality carpets & blinds throughout.

Set for summer entertaining, there are 2 alfresco areas which are fully covered & surrounded by a compact rear yard which will include the lawns cared for on a monthly basis.

Ample room is available for your cars with the double garage offering rear access, perfect for the tradesman with a tool trailer or alternatively the perfect spot for a jet ski or all the boy's toys. Plus, room to park a caravan.

### TO INSPECT THIS PROPERTY

To attend this inspection, you must pre-register. By clicking the "Book Inspection" button you will be notified of all available inspection dates and times plus any changes that may occur.

### TO APPLY FOR THIS PROPERTY

To submit your application on this property please use 2Apply. Visit our website at [www.elitepmg.com.au](http://www.elitepmg.com.au) select the property address and select Apply Online.

### COMPLIANCE CHECKS

This property has or is in the process of undergoing all compliance testing. A copy of the safety reports will be available to the successful renter.

### LAWN CARE

This property includes lawn care on a monthly basis, lawn care is the mowing & edging of lawns. It is the responsibility of the renter to maintain the garden beds at the property.

### DISCLAIMER

Elite Property Management Group has relied in good faith in the preparation of information provided. Elite Property Management Group has made all reasonable efforts to ensure all information provided to you is true & correct. The accuracy of the information provided to you cannot be guaranteed. If you are considering this rental home, you must make all enquiries necessary to satisfy yourself that all information is accurate.

# Gallery





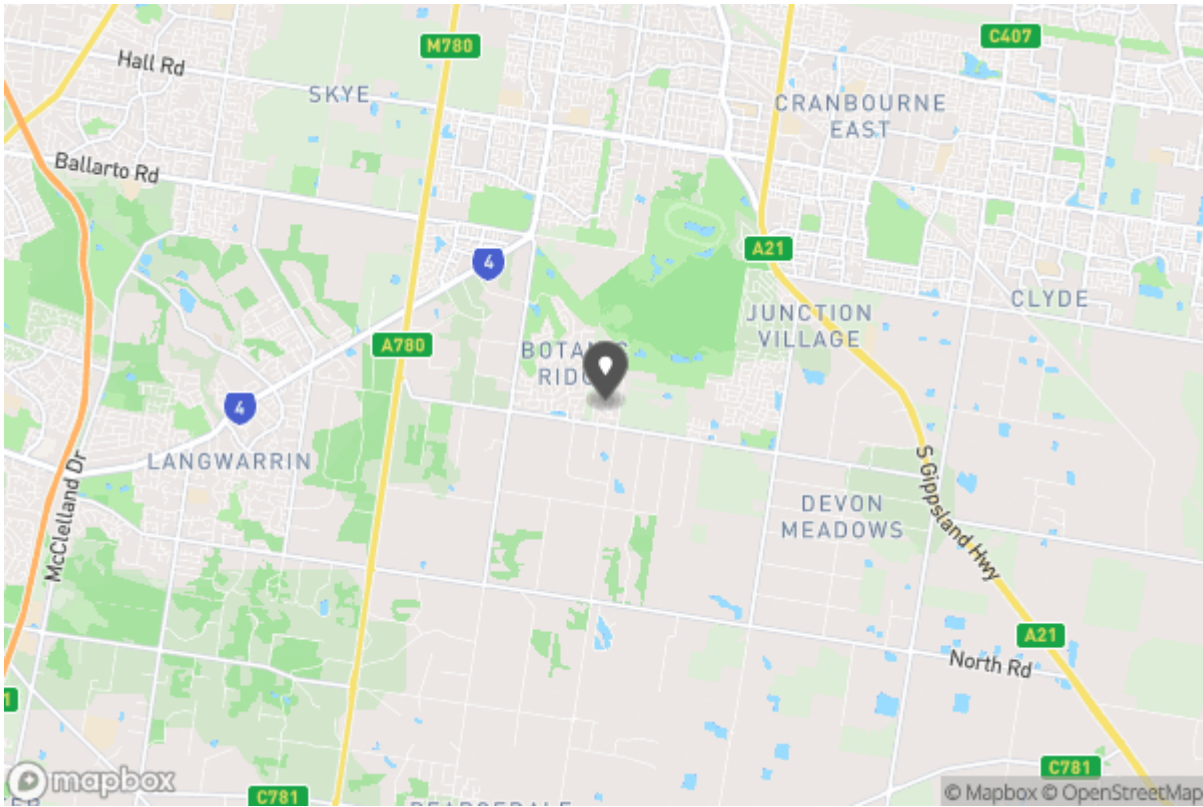
## -HOW TO APPLY-

To apply for this property & submit your application please use 2Apply.

Visit our website at [www.elitepmg.com.au](http://www.elitepmg.com.au)  
select the property address and select Apply Online.



# Location Map





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

Elite Property Management Leasing Department

rentals@theelitegroup.com.au

(03) 5925 9150  
5/8 Edward Street  
Somerville VIC 3912



Why Book with Elite Property Management Group

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?agentAccountName=ElitePMG&address=24%2bShearing%2bShed%2bRise%252c%2bBotanic%2bRidge>