



25 Bruce Drive Somerville VIC 3912

3 2 5

\$485.00 per week

Date available: 6 December 2021

[Book Inspection](#)

### - JUST IN TIME FOR XMAS -

\*\* APPLICATIONS CLOSE 5PM ON WEDNESDAY 06.10.21 \*\*

This well-presented home set behind secured gates will make the perfect place to call home.

A spacious zoned living area, offset by the centrally located kitchen offering dishwasher, gas appliances, ample cupboard & bench space plus servery looking onto the informal living and dining area.

3 Bedrooms complete with master bedroom offering spacious walk-in robe and updated ensuite whilst the central family bathroom services the additional bedrooms.

A large covered decked area with pitched roof offers year-round entertaining plus a spacious rear yard with access through to the double garage/workshop. In addition, you will find a tandem carport plus ample off street parking options and room for a caravan, boat or tradesman's trailer.

Additional Features Include

- Dishwasher
- Ceiling fans to living zones & master bedroom

- Ducted cooling
- 2 x wall heaters
- Solar panels
- Securely located behind lockable gates

Monthly lawn care will be included in the lease, perfectly positioned and within walking distance to all amenities including local shops, Somerville plaza, schools, and public transport.

Due to lease break, this property is subject to a rent increase from March 2022.

Due to Covid19 we require all applications to be submitted for processing. Should your application be of consideration, you will be contacted direct to arrange a private inspection.

\*\* Monthly lawn care means the mowing of lawns & whipper snipper only. Garden beds are still the responsibility of the renter/s \*\*

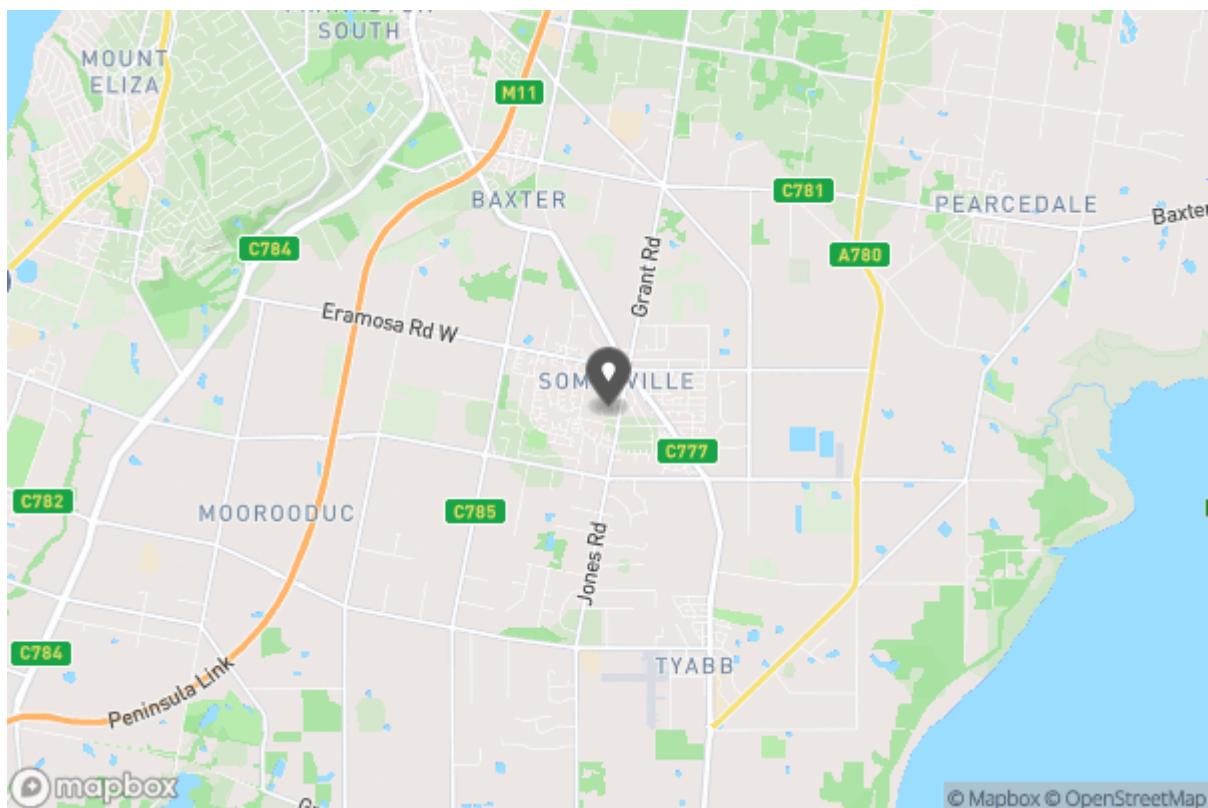
# Gallery







# Location Map





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

Elite Property Management Leasing Department

[rentals@theelitegroup.com.au](mailto: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/Form?AgentID=ElitePMG&UniqueID=IRE2908452>