



26 Station Road Montmorency VIC 3094

 4  2  1

\$800

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## Good Size Home In Great Location

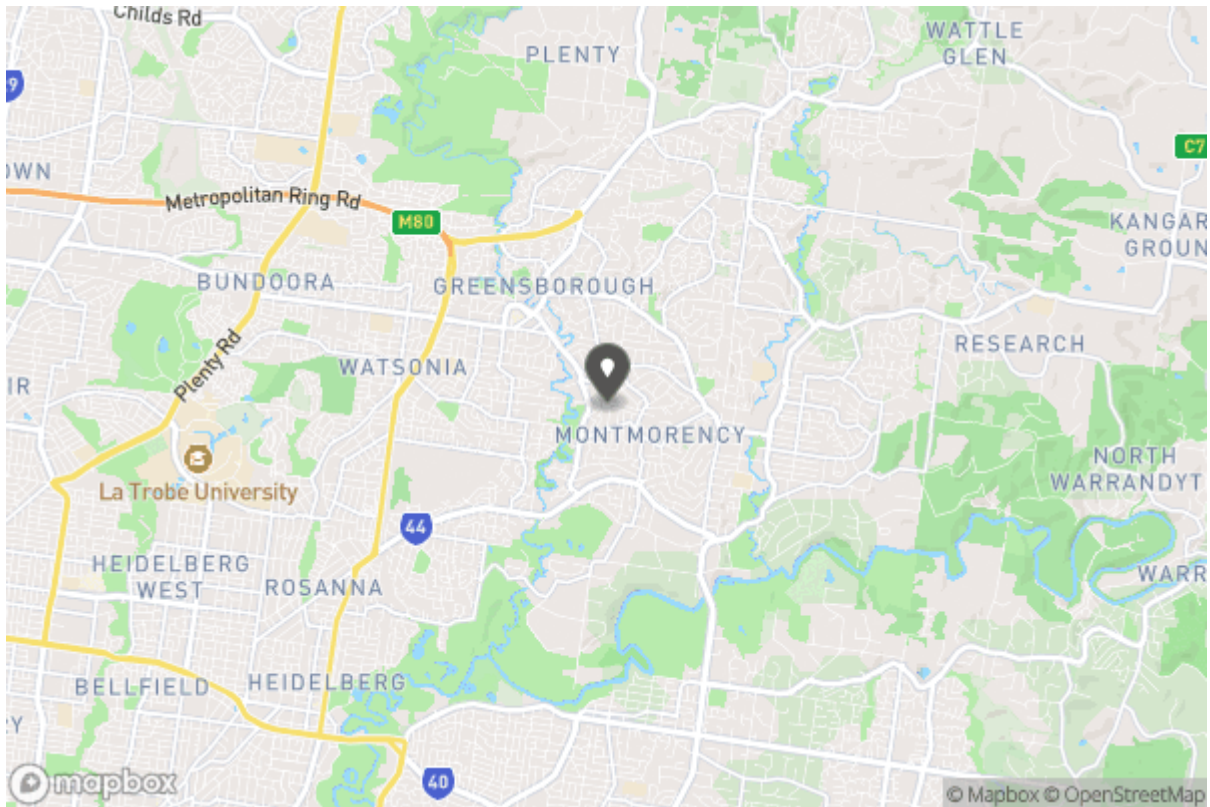
This beautiful home has been renovated which has increased natural light into all areas of the home. The back yard is great for entertaining and get together with family and friends as well as being outdoors when the weather is fine. This four bedroom house with built in robes, 2 bathrooms, spacious living area, central kitchen with gas cooking appliances, meals and another living area and laundry is easy to maintain. Additional features include, floorboards, tiles, split system in living area, additional heating in bedroom, ceiling fans, additional storage in laundry area as well as can be used as an office as there is access from the side driveway to the back yard, single carport and additional car parking in driveway. This property is located very close to Petrie Park, Montmorency and Eltham RSL, Montmorency Primary school, bus transport, Montmorency Station and Montmorency Shopping Village. You can leave the car at home as all facilities are a short walk distance from the front door. Please be informed that the shed in the back yard is not included in the tenancy agreement.

# Gallery





# Location Map



# Floor Plans

26 Station Road, Montmorency



Total Internal Size (under roofline) : 138 sqm (approx.)



Ground Floor

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

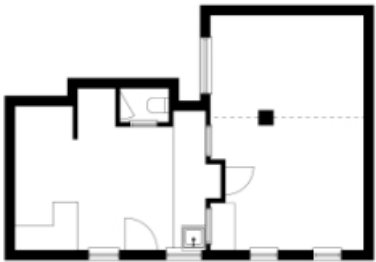
26 Station Road, Montmorency



Total Internal Size (under roofline) : 138 sqm (approx.)



Ground Floor



Lower Ground

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

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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-RTEHAWTHORN&UniqueID=1703184>