



265 Poath Road MURRUMBEENA VIC 3163

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\$870

Date available: 10 August 2024

[Book Inspection](#)

## BRIGHT & CHARMING FAMILY HOME

Surrounded by established leafy gardens, you will find this freshly painted, lovingly maintained family residence, the perfect place to call home.

In the heart of wonderful parkland, excellent schools, zone 1 trains and the village-like charms of both Hughesdale and Murrumbeena, this spacious three bedroom beauty is guaranteed to impress.

Featuring hardwood timber floors and a bright, garden-focused interior, the flexible family-friendly floor plan offers formal lounge and dining at the front and an open fireplace (non-operational).

A huge entertainers kitchen that consists of a 900mm Smeg upright cooker, Quasair range hood, S/S near-new dishwasher and an abundance of storage. The large informal meals and family area to the rear is flooded with natural light, flowing to an elevated undercover timber deck, overlooking the impressive garden oasis.

Additional luxuries include; Brand new Australian made carpets, central heating, evaporative cooling, European laundry and a garden shed.

A stroll down the street and discover the lifestyle gains of great cafes, local shopping, wine bars and restaurants.

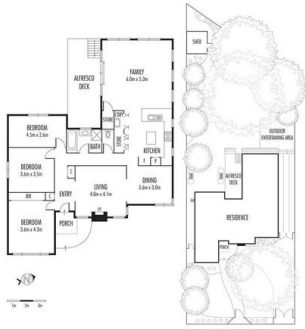
Families will love the fabulous park facilities at Duncan McKinnon Reserve and Murrumbeena Park.

To book a time to inspect, simply click on "Book An Inspection". By registering, you will be INSTANTLY informed of any updates or cancellations to your appointment. Photo I.D is required for all inspections.



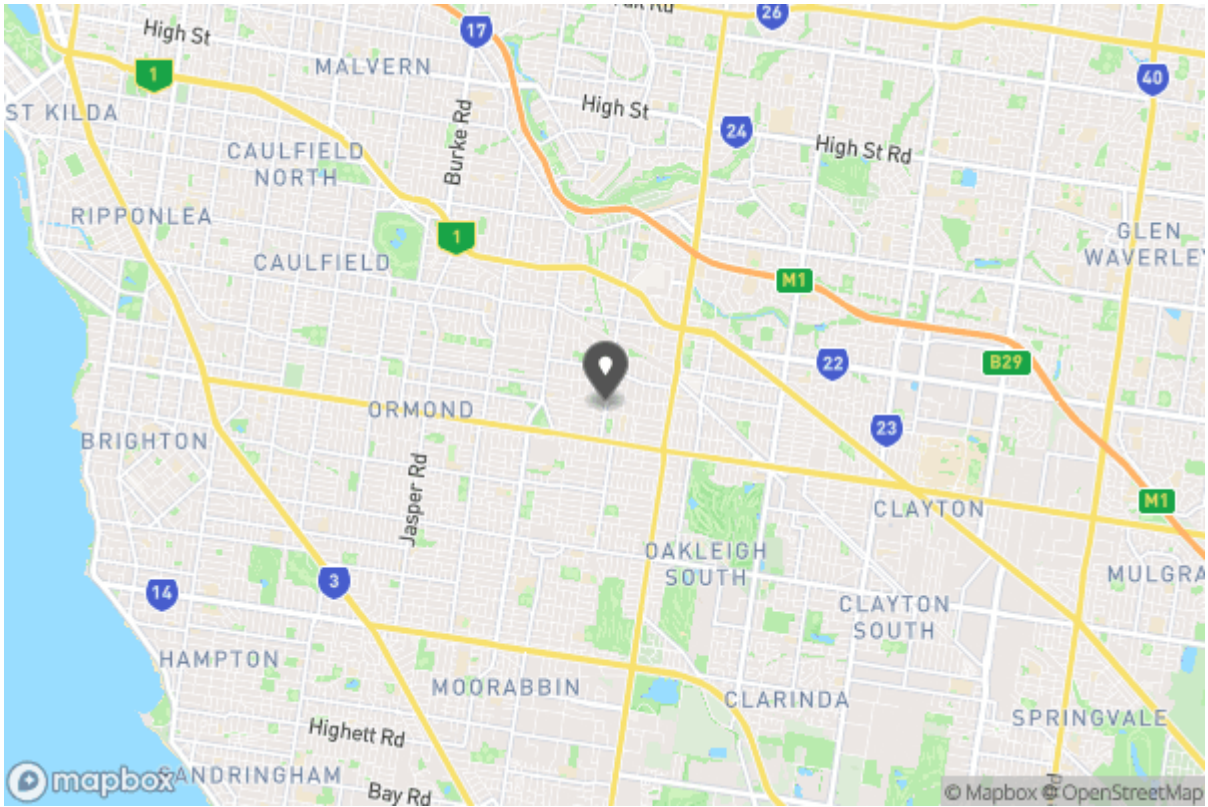
# Gallery





Building Plans and Plans are subject to all local and state laws. All dimensions are approximate. Please Contact Us for more information.

# Location Map







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

Jason Clarke

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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\\_1539040](https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=LO-RTEMANNINGHAM&UniqueID=ire_721_1539040)