

3/10 Winmalee Road Balwyn VIC 3103







\$900

Date available: Now Book Inspection

An exceptional rental opportunity offering lifestyle, location, and privacy in one.

Set back from the street behind secure gates, this elegant and low-maintenance 3-bedroom, 2-bathroom home offers privacy, comfort, and style in one of Balwyn's most sought-after pockets.

With timeless appeal and modern finishes throughout, this single-level residence features stunning double herringbone parquetry flooring, high 2-pac doors, and a sun-filled living area overlooking beautifully landscaped gardens. The granite kitchen comes fully equipped with quality appliances and flows into a spacious dining area that opens onto a private, west-facing courtyard– perfect for outdoor entertaining.

The zoned main bedroom includes a walk-in robe and stylish ensuite, while two additional bedrooms with built-in robes are serviced by a central bathroom, separate powder room, and a full laundry.

Enjoy a premium lifestyle just a short stroll to Balwyn Village's buzzing cafés, restaurants, and shops, with Belmore Road shopping close by for added convenience. Walk to Balwyn Park, the 109 tram, Maranoa Botanic Gardens, and Boroondara Sports Complex. Elite schooling options are right at your doorstep, including Fintona Girls' School, Balwyn Primary, and of course, Balwyn High School.

RT Edgar Boroondara 1/7

Gallery







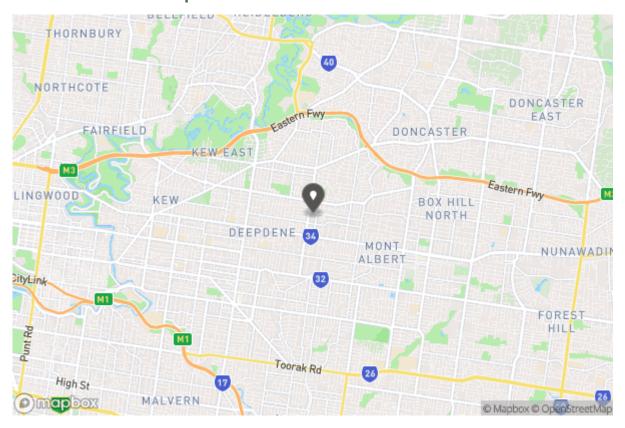






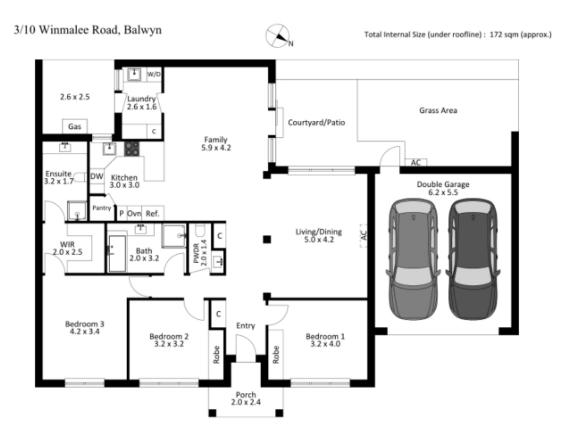
RT Edgar Boroondara 2/7

Location Map



RT Edgar Boroondara 3 / 7

Floor Plans



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

RT Edgar Boroondara 4/7



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

RT Edgar Boroondara 5/7



Cara Coombs

ccoombs@rtedgar.com.au

03 8888 2000 1153-1157 Burke Road Kew VIC 3101



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.



RT Edgar Boroondara 6 / 7

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=16756

RT Edgar Boroondara 7/7