



3/4 Combermere Street ABERFELDIE VIC
3040

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\$500

Date available: Now

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SPACIOUS TWO-BEDROOM VILLA WALKING DISTANCE TO TRAIN!

This two-bedroom villa is just one of five in a well-located, peaceful complex. Walking distance to Essendon train station, local Buckley Street shops, Ave Maria College and Aberfeldie Primary School. Behind the modest brick and tile façade you'll find a calming oasis in neutral colours with gleaming wooden floors, abundant natural light, and generous internal spaces.

Property features include:

- Light filled open plan living, dining and kitchen area on entry including reverse cycle split system heating and cooling
- Eat in kitchen includes gas cooktop, under bench oven, dishwasher, and abundant storage
- Spacious primary bedroom and generous second bedroom, both include built-in robes
- Bathroom includes generous shower cubicle, storage vanity, and toilet
- Cleverly concealed Euro laundry
- Low allergen gleaming wooden floors to all living and bedrooms

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1 / 8

- Reverse cycle split system heating and cooling to the living, meals, and kitchen
- Undercover resident parking for one vehicle

Leave the car at home and walk to Essendon train station for the weekday commute. Walk just 100m to the Buckley Street bus stop. 250m away you have access to the local Buckley Street shops which include convenience store, bakery, cafes and take-away. Walk to Ave Maria College, Our Lady of the Nativity Primary and Aberfeldie Primary Schools. Surrounded by local parklands, sporting fields, bike and walking paths and the Maribyrnong River. Moments to Highpoint Shopping Centre, Moonee Ponds Central, Moonee Valley Racecourse and DFO Essendon.

We make it easy for you to arrange and attend an inspection with Metropole.

Simply register for one of our advertised property inspections or submit a request for another time that suits you better.

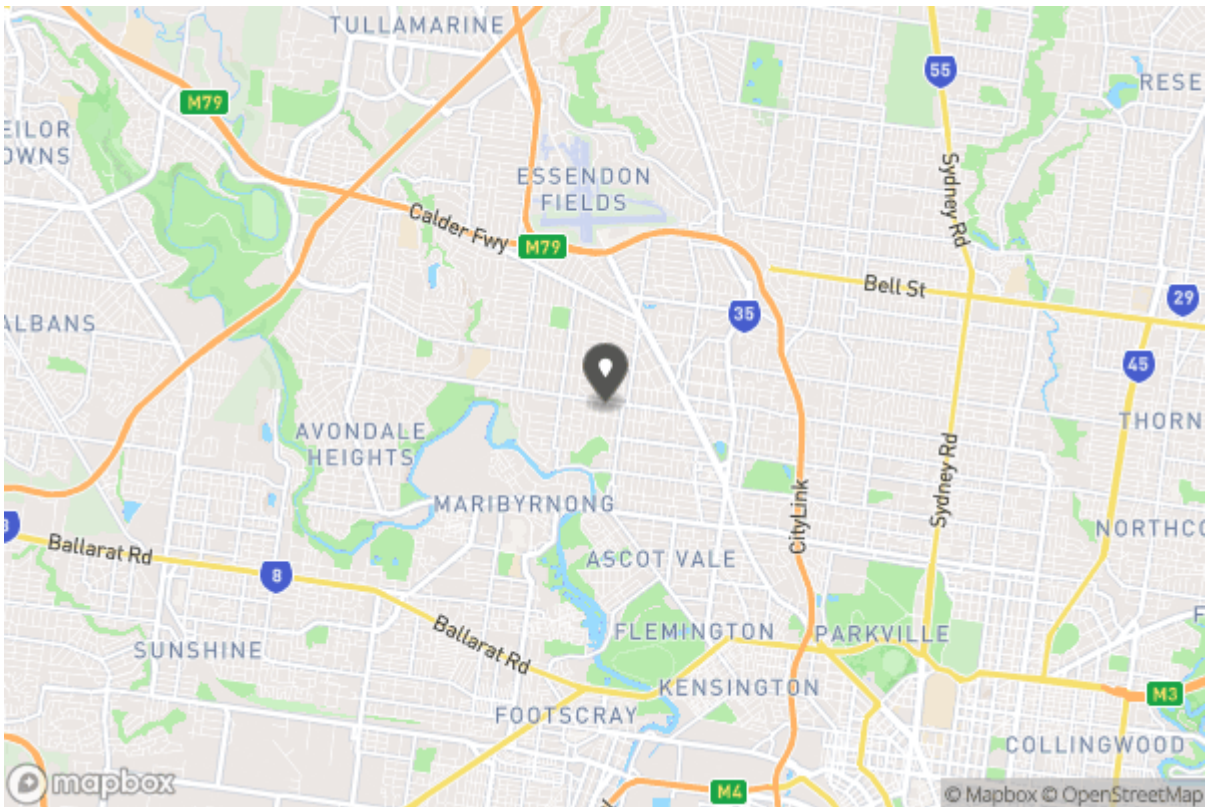
Please ensure that you register your interest so we can make sure that you are kept up to date with any changes or cancellations.

Gallery





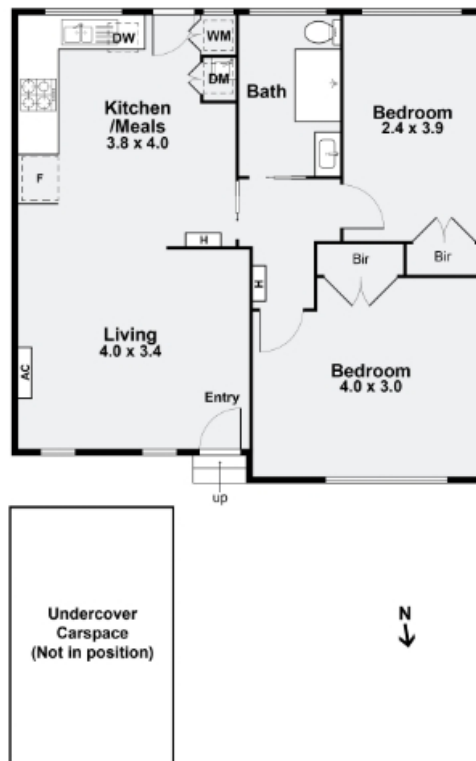
Location Map



Floor Plans



3/4 Combermere Street, Aberfeldie



Whilst every attempt has been made to ensure the accuracy of this floorplan depiction, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.



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Why Book with Metropole Melbourne

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?agentID=metropoleparent&uniqueID=IRE6118068)

<https://2apply.com.au/Property?agentID=metropoleparent&uniqueID=IRE6118068>