



## 3 Orama Court TEMPLESTOWE VIC 3106

 5  3  2

\$1,100

Date available: 16 May 2025

[Book Inspection](#)

### GRAND FAMILY ENTERTAINER!

This grand family home nestled on a landscaped allotment, is in a sought-after pocket and features five light and bright living zones, three bathrooms, five bedrooms and five-star outdoor entertaining.

This home is an entertainer's dream which comprises of a spacious continuous floorplan from the completely enclosed sunroom (with it's own outdoor chefs kitchen), expansive rumpus with gas log fire, huge undercover alfresco, formal lounge and dining, kitchen with granite benchtop, abundant storage space and high quality stainless steel appliances.

For year round comfort, it includes gas ducted heating, evaporative cooling and ceiling fans.

It's conveniently situated close to Serpell Primary School, St Charles Borromeo Catholic Primary School, East Doncaster Secondary College, Ruffey Lake Park and The Pines Shopping Centre.

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

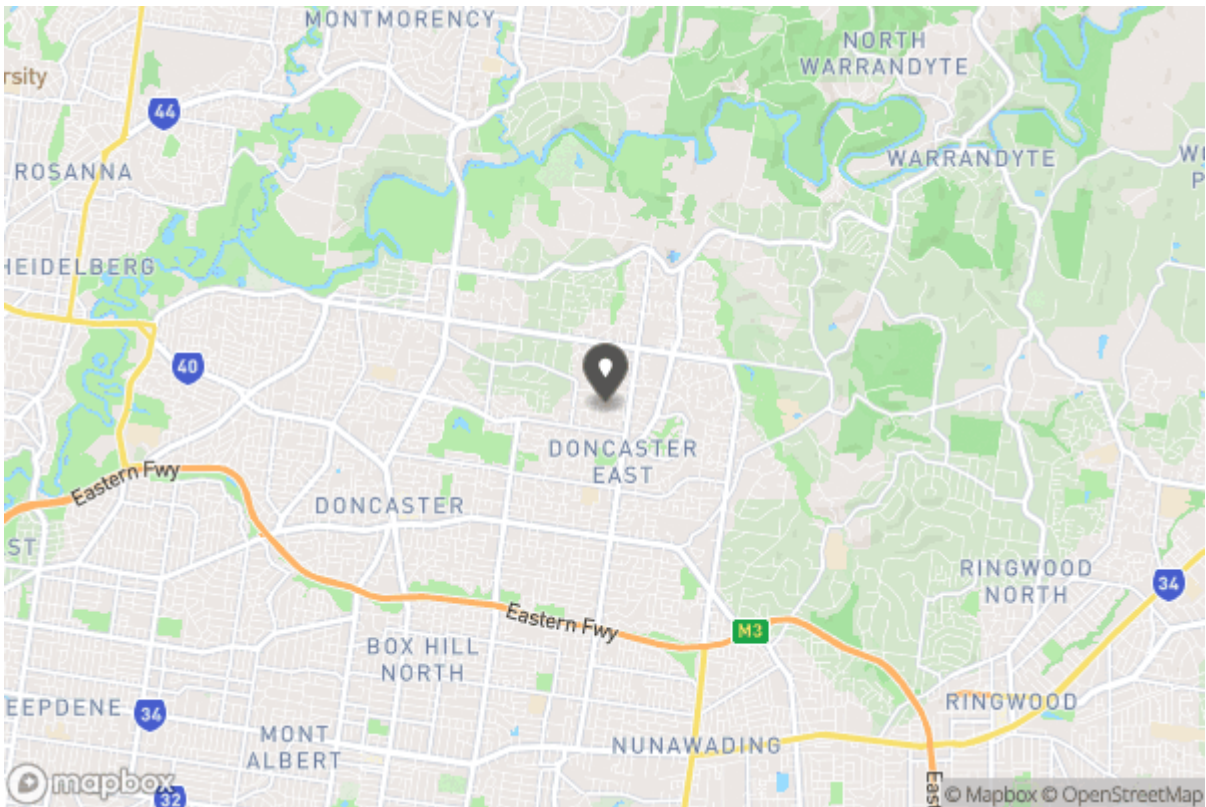
# Gallery







# Location Map



# Floor Plans





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-RTEMANNINGHAM&UniqueID=1674781)

<https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=LO-RTEMANNINGHAM&UniqueID=1674781>