



— LEASED —



40 Shearing Shed Rise BOTANIC RIDGE VIC
3977

 4  2  2

\$625.00 | LEASED

Date available: 21 April 2023

[Book Inspection](#)

- PREMIUM FAMILY HOME -

Located in prestigious Botanic Ridge, this four-bedroom family home offers space, quality & comfort including a floorplan designed for family living.

Once inside you will feel right at home. Two living areas include the open plan main living area filled with natural light and spacious kitchen complete with gas cooking & electric oven, stone bench tops stainless steel appliances and dishwasher.

Separate from the main living zone, is a second living space perfect for a home theater or parents/kids retreat.

A grand master bedroom with double vanity ensuite and walk-in robe plus 3 additional zoned bedrooms all offering double built-in robes and serviced by the central family bathroom which includes feature free standing bath.

Built with quality in mind you will be more than impressed with the added features including

• Gas ducted heating

• Split system cooling

• Covered outdoor entertaining area

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• Double lock up garage with internal access

• Low maintenance gardens

Enjoy the lifestyle benefits on offer when residing in the Botanic Ridge community, from Settlers Run Golf Course, Settlers Run Restaurant, newly established BR Coles precinct and local schools all within walking distance to your home.

TO INSPECT THIS PROPERTY

To attend this inspection, you must pre-register. By clicking the "Book Inspection" button you will be notified of all available inspection dates and times plus any changes that may occur.

TO APPLY FOR THIS PROPERTY

To submit your application on this property please use 2Apply. Visit our website at www.elitepmg.com.au select the property address and select Apply Online.

DISCLAIMER

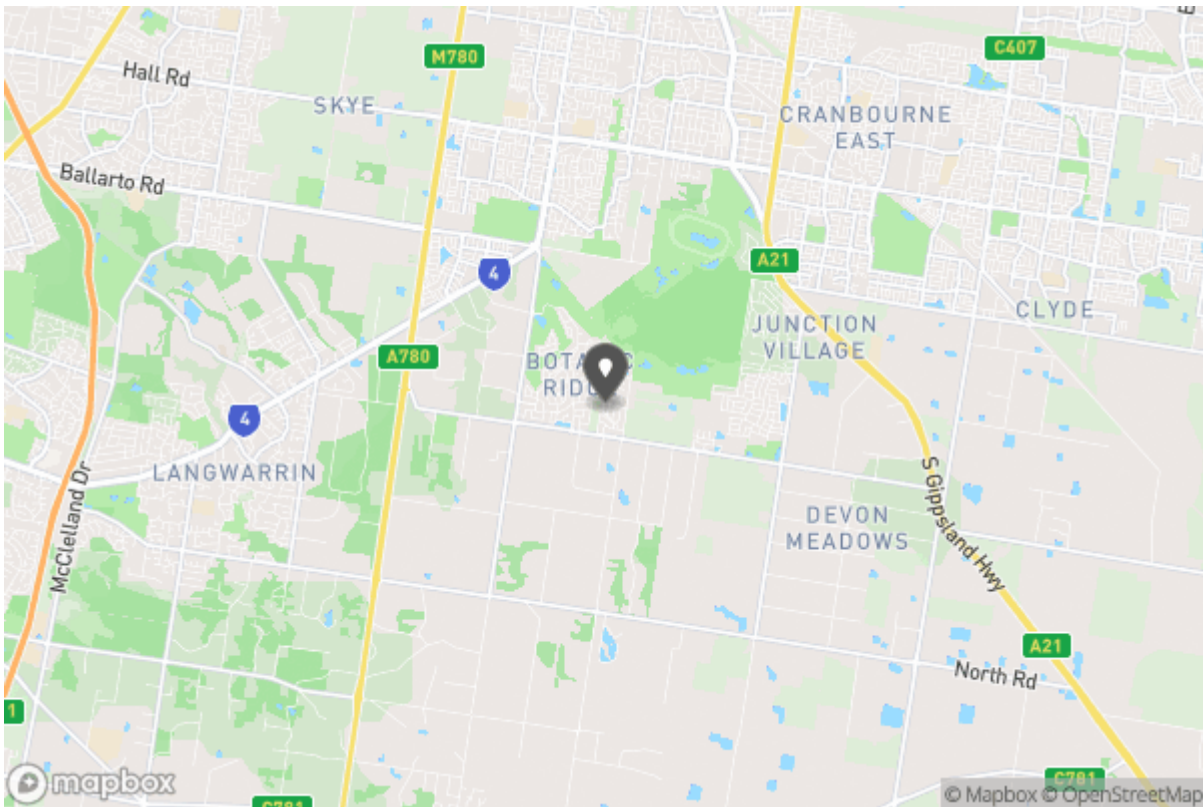
Elite Property Management Group has relied in good faith in the preparation of information provided. Elite Property Management Group has made all reasonable efforts to ensure all information provided to you is true & correct. The accuracy of the information provided to you cannot be guaranteed. If you are considering this rental home, you must make all enquiries necessary to satisfy yourself that all information is accurate.

Gallery





Location Map





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

Elite Property Management Leasing Department

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Somerville VIC 3912



Why Book with Elite Property Management Group

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?agentAccountName=ElitePMG&address=40%2bShearing%2bShed%2bRise%252c%2bBOTANIC%2bRIDGE)

<https://2apply.com.au/Property?agentAccountName=ElitePMG&address=40%2bShearing%2bShed%2bRise%252c%2bBOTANIC%2bRIDGE>