



## — UNDER APPLICATION —



5 Bruce Drive Somerville VIC 3912

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Under Application

Date available: 12 August 2021

[Book Inspection](#)

### - UNDER APPLICATION -

Centrally located is this renovated 2 bedroom cottage.

A large living and dining zone flow through to a modern kitchen complete with an abundance of bench space, 2 pac cabinetry, stainless steel appliances and dishwasher.

2 bedrooms include master with BIRs and served by a renovated bathroom. Outside of the home you will find a decked entertaining area, a large yard and a 3 bay shed/workshop complete with concrete floor and power.

Extra features include outdoor sun blinds, split system heating and cooling, new carpets in the bedrooms plus the added convenience of converting the dining room into a 3rd bedroom if you wish.

Located just minutes from Somerville township, sporting clubs, local school's shops and transport.

Additional Information:

• The rent for this property has a scheduled rent increase from September 2021 to \$420.00 per week.

• Please refer to the disclosure statement regarding building plans & permits to develop the rear of the property.

• Due to Covid19 the inspection for this property has been capped at 20 people.

Elite Property Management Group

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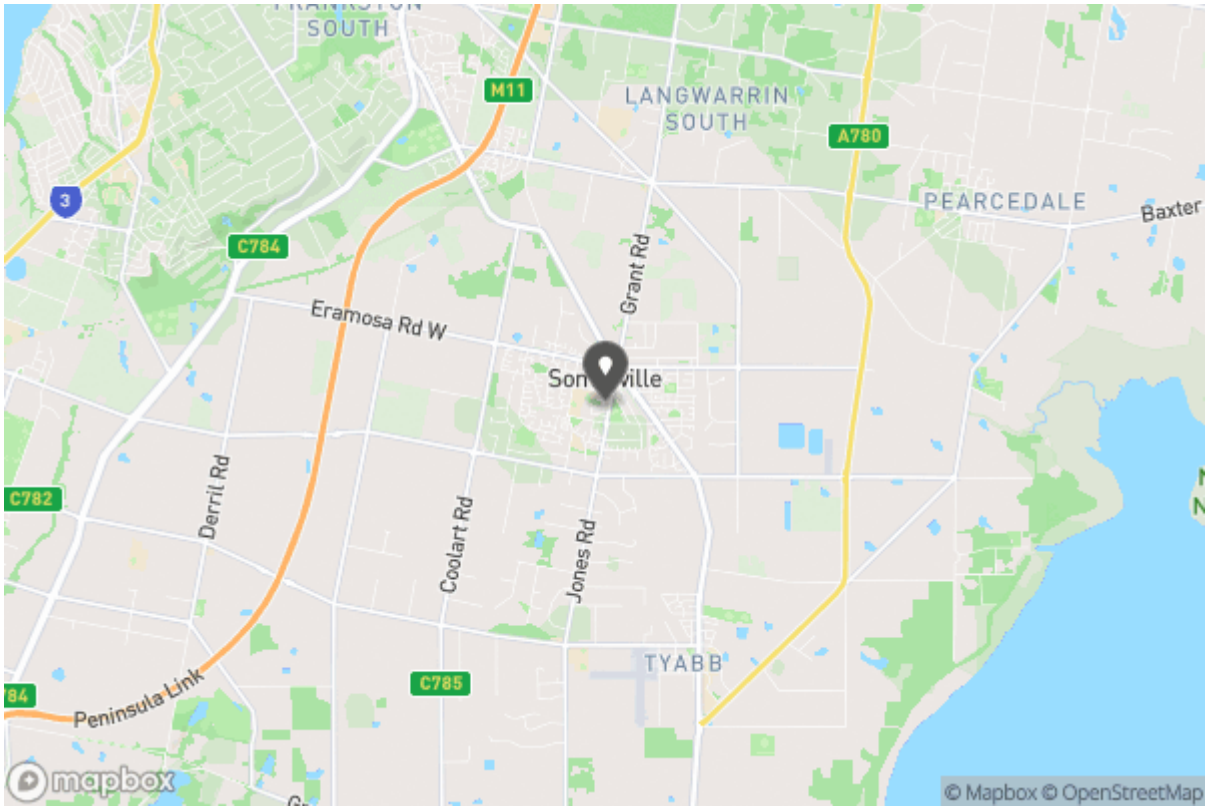
⌘ Please only apply once you have a confirmed registered inspection.

# Gallery

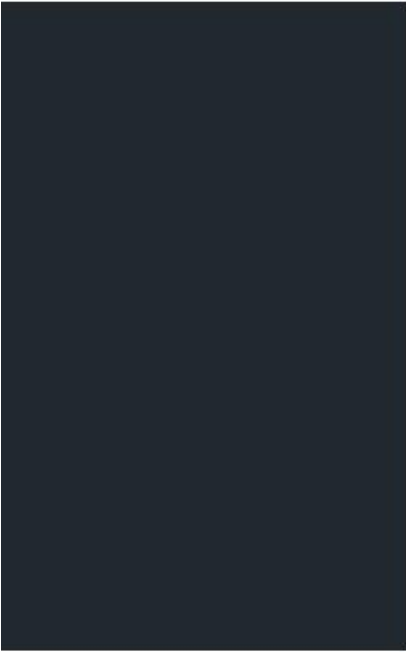




# Location Map

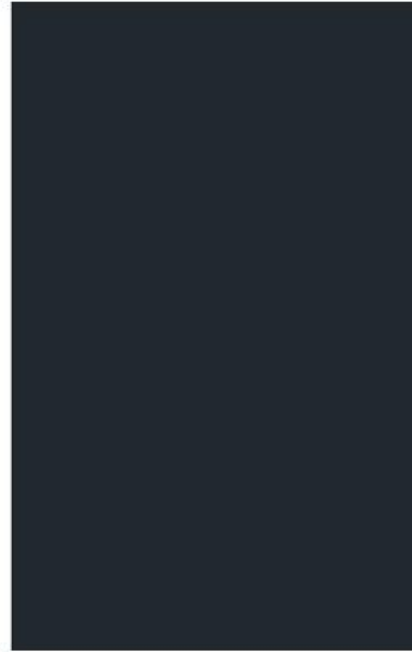


# Floor Plans



Internal living area  
approx. 9 squares  
Verandah and  
alfresco area  
approx. 3 squares  
Total area  
approx. 12 squares

5 Bruce Drive, Somerville





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

Elite Property Management Leasing Department

rentals@theelitegroup.com.au

(03) 5925 9150  
5/8 Edward Street  
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://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=ElitePMG&UniqueID=IRE2671180>