

411/31 Queens Avenue Hawthorn VIC 3122

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\$365

Date available: 1 June 2022

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QUEENS - 1 Bed , 1 Bath , 1 Car Stacker + Storage cage

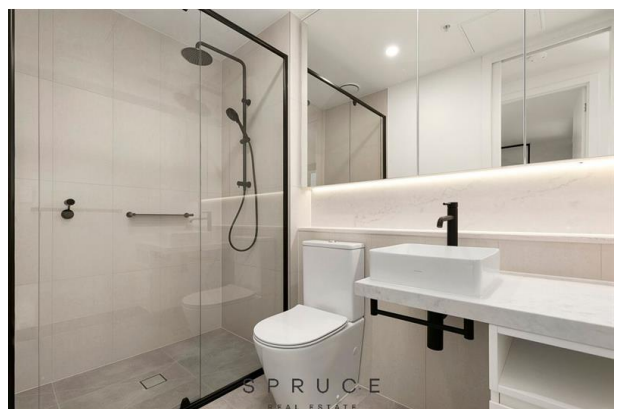
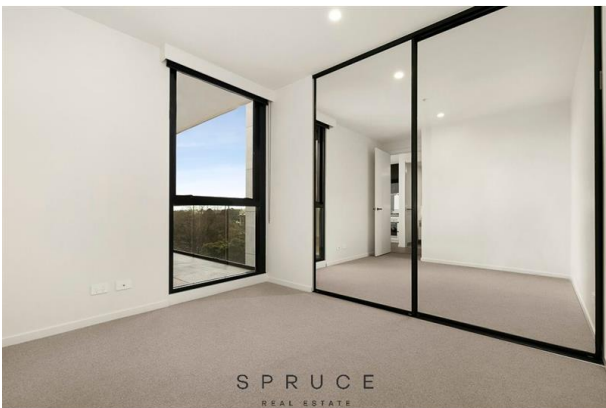
Contemporary building set in the heart of Hawthorn, only a short walk to Auburn Road shops, the Auburn Hotel and Auburn Railway Station all on your doorstep for easy living and access to the city, and close to Swinburne University and Glenferrie Road shops.

- Kitchen features SMEG stainless steel gas cooktop and oven/rangehood, SMEG full sized dishwasher with stone bench tops
- Generous open living area with Timber floating floors (Mitsubishi split system heating and cooling), and sheer roller blinds installed, opening to outside balcony with room to entertain and views towards the city
- Central bathroom with generous shower, vanity and toilet
- Bedroom with plenty of natural light , built in wardrobe and Block out Roller Blind installed, carpeted
- Entrance Hallway enhanced with generous storage space and European Laundry facilities
- Security intercom and apartment has NBN Fibre access
- Common rooftop garden with barbeque for entertaining
- 1 Car Stacker (Basement) and 1 Storage Cage (Mezzanine-Storage Room 1) and Communal Bike Storage (GF) provided. For Car Stacker, 2000kg limit, please ensure you check height & length restrictions whilst on site - larger vehicle

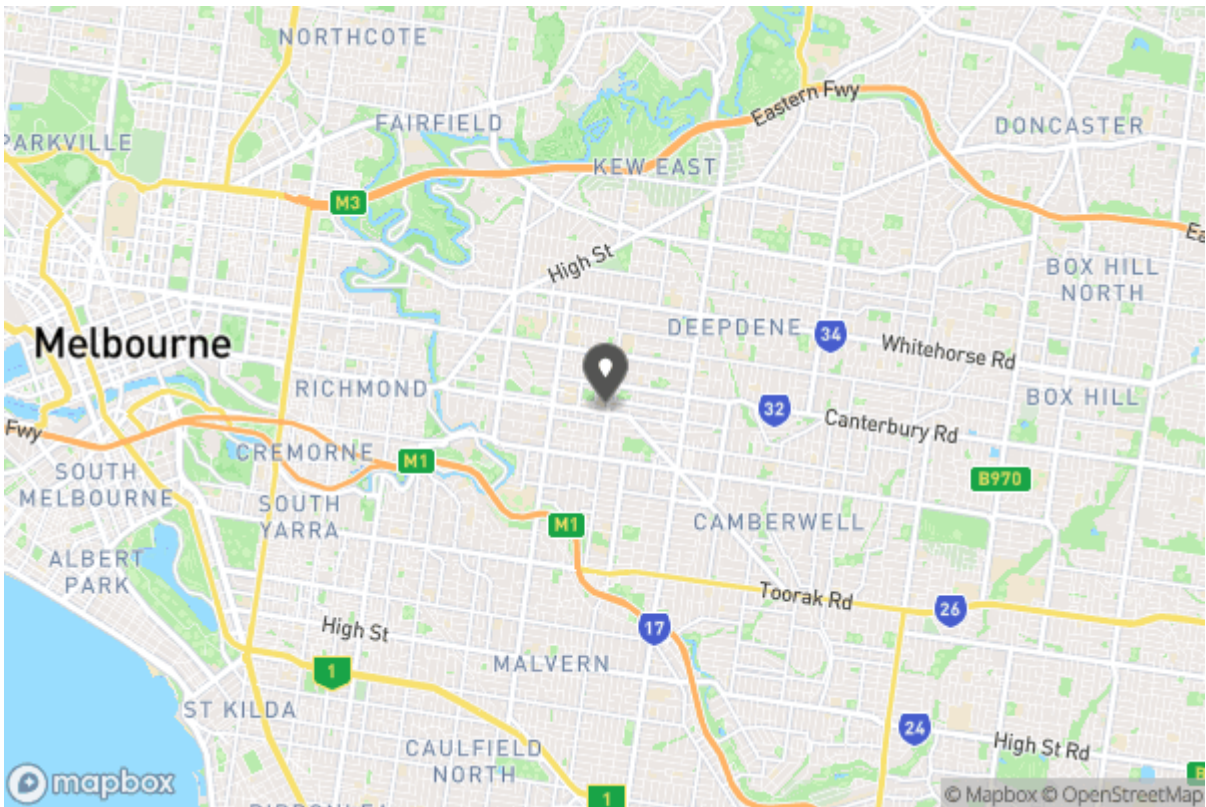
****HOW TO INSPECT THIS PROPERTY**** Arranging an inspection is easy. Simply click on the "Book an inspection"™

button for this rental property and choose your preferred day/time then enter your contact details. By registering, you will be provided with any updates, changes or cancellations for your inspection. Registering for the inspection is mandatory and you MUST confirm your appointment 2 hours before otherwise the inspection may be cancelled. **For guaranteed access, please arrive at the inspection at the allocated start time, any later and access is not guaranteed.**
PHOTO ID MUST BE PROVIDED BEFORE ENTRY AT THE PROPERTY.

Gallery



Location Map





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

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Why Book with Spruce Real Estate

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=PM-SPRUCE&uniqueID=ae8900a7d2ec4c1c8ed99f6aaa9a2c3b)

<https://2apply.com.au/Property?agentID=PM-SPRUCE&uniqueID=ae8900a7d2ec4c1c8ed99f6aaa9a2c3b>