



301/188 Whitehorse Rd Balwyn VIC 3103

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\$350

Date available: 23 July 2021

[Book Inspection](#)

BOTANICA BALWYN - 1 Bed + Study , 1 Bath , 1 Car + Storage

Step inside & be greeted with stunning entry & green wall at lift. This development features multiple break out / common areas you will never feel like you are contained to your apartment whilst living at Botanica. Open plan galley kitchen with stone bench tops , Miele stainless steel appliances with gas cooktop , electric oven & full size integrated dishwasher. Open plan lounge room with built in dining bench , room overlooks adjoining undercover balcony with mini clothes line. Bedroom with mirrored double robes & dual access to bathroom. Separate designated study area perfect for working from home or study and the ability to pull down blind when not in use. Central bathroom with contemporary black & white colour scheme oversized shower. Complete with European laundry facilities. Engineered timber flooring, split system heating & cooling. Secure basement , parking for one car and over bonnet storage.

Break Out Areas - Communal rooftop garden terrace on level 6 another on level 4 plus gym, library & cinema room , lower courtyard pods that allow you to work outside with Wi-Fi & get some fresh air , they have thought of everything.

Eat - Mr Hendricks , East & Co. , Republic of Letters.

Leisure - Balwyn Cinema , Whitehorse Road shopping village , Maranoa Botanic Gardens , Balwyn Park.

Transport - Bus stop 285 , Tram stop 109 , Camberwell railway station.

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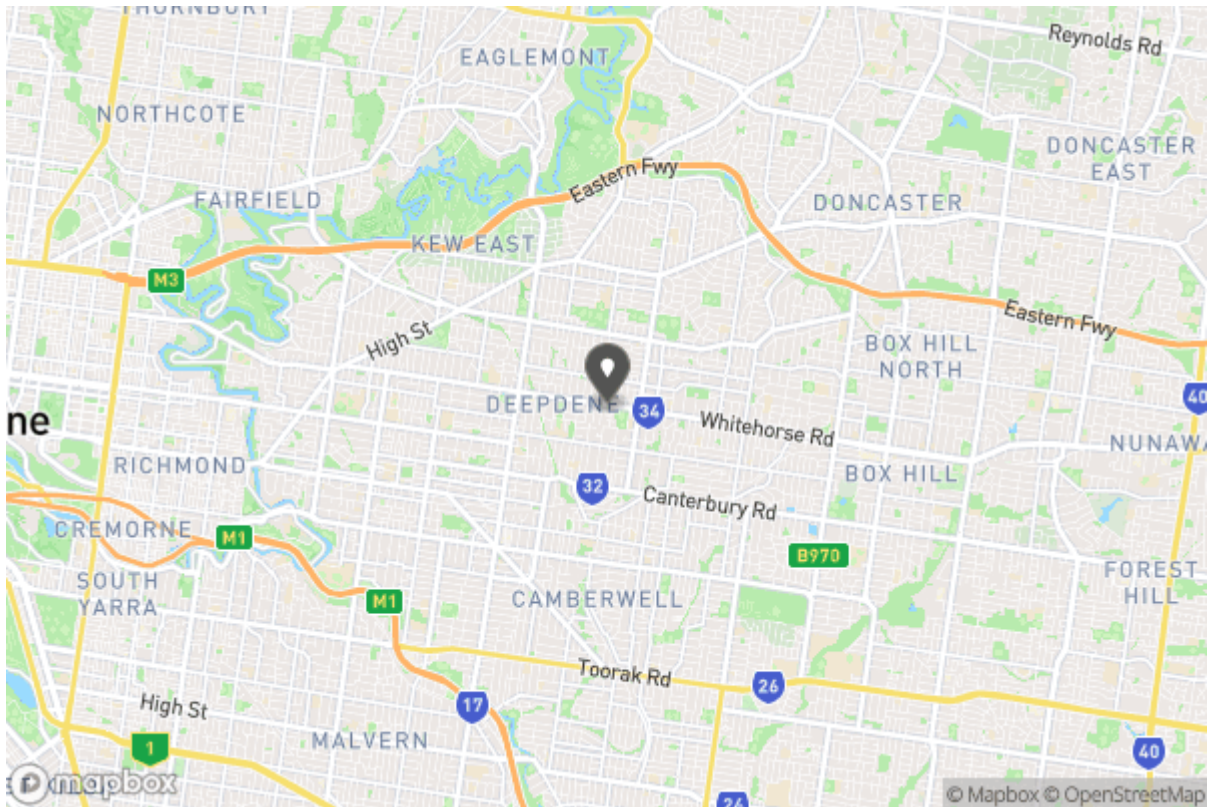
****HOW TO INSPECT THIS PROPERTY**** Arranging an inspection is easy. Simply click on the "Book an inspection" button for this rental property and choose your preferred day/time then enter your contact details. By registering, you will be provided with any updates, changes or cancellations for your inspection. 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.**

****As per VIC government guidelines, it is now mandatory for every individual person to QR scan into each property. Please note, you will be denied access if you do not adhere to government requirements****

Gallery



Location Map





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

Leasing Department

leasing@sprucere.com.au

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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/Form?AgentID=PM-SPRUCE&UniqueID=ad6300a57e2041b2ab8c226bd5b65091>