



## 9 Hertford Crescent BALWYN VIC 3103

 3  2  1

\$950.00 per week

Date available: 17 December 2022

[Book Inspection](#)

### THREE BEDROOM TOWNHOUSE IN BALWYN HIGH SCHOOL ZONE

Located a short walk from Beckett Park lies this architecturally designed 3 bedroom (all include Built in Robes) plus study, 2 bathroom plus powder room residence, set among fully landscaped irrigated gardens.

With an outstanding north facing aspect, soaring ceilings and large flush glass panel door in family room overlooking a tranquil courtyard, this home embodies superior contemporary design. Vast open plan living and dining areas are complemented by a fully fitted Bosch kitchen with Butler's pantry, soft closing doors and Caesar Stone benchtop.

The home possesses exceptional 6 Star energy efficiency, including solar hot water, double glazed windows, rainwater tank, polished concrete (Terrazzo) flooring and air conditioning. Further offering Data cabling, built in TV cabinet and rear deck with covered BBQ area.

Complete with a lock up garage and additional secure parking space, with additional off street parking available, this home offers state of the art comforts within a cosmopolitan setting, close to the amenities of the Balwyn Shopping Strip and surrounds like Belmore Road and Union Road Village.



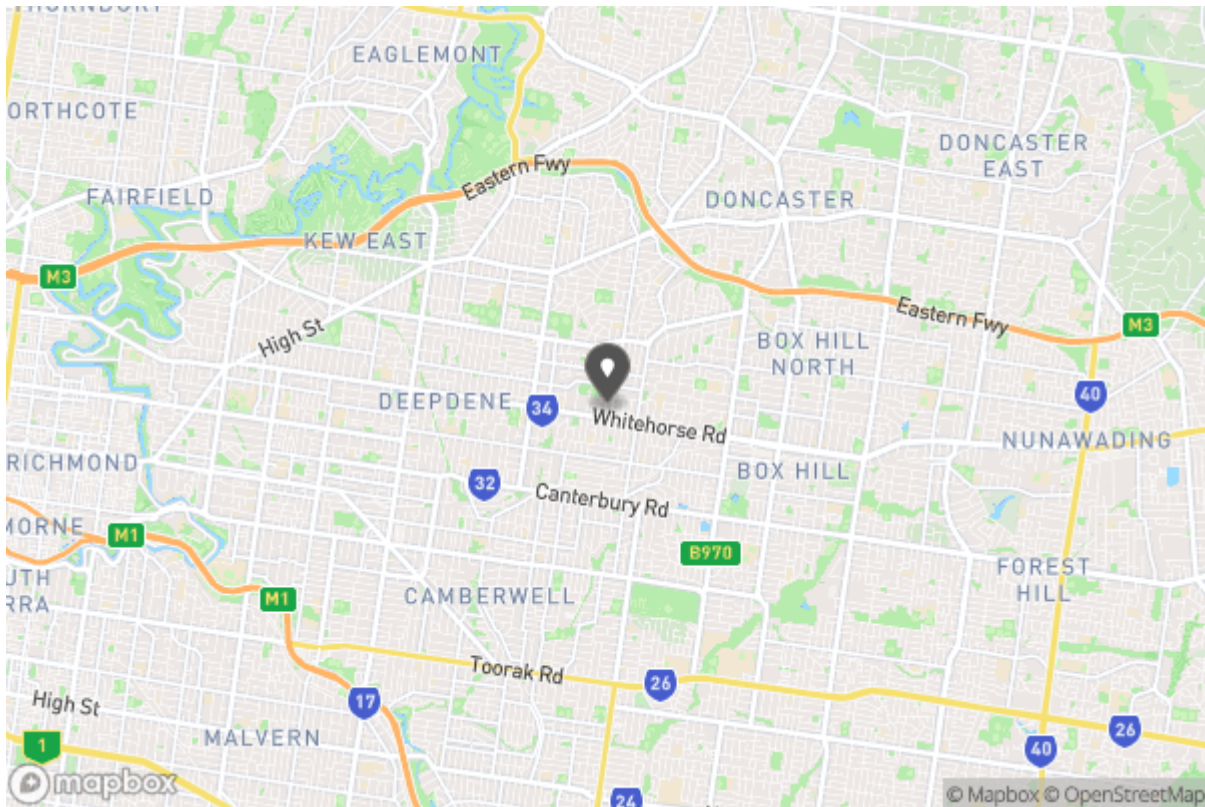


9 Hertford Cres, Balwyn



Reseller: All measurements are approximate. Please note that the floor plan is only for reference and is not a legal document.

# Location Map





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

Nicole Woods

nwoods@rtedgar.com.au

03 8888 2000  
1153-1157 Burke Road  
Kew VIC 3101



### 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-RTEHAWTHORN&UniqueID=ire_160_1298797)

[https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=LO-RTEHAWTHORN&UniqueID=ire\\_160\\_1298797](https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?AgentID=LO-RTEHAWTHORN&UniqueID=ire_160_1298797)