



8 Rix Street GLEN IRIS VIC 3146

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\$740

Date available: 3 February 2020

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## Charming Art Deco style

Filled with natural light and displaying charming highlights of Art Deco styling, this three bedroom home sits pretty as a picture among pristine landscaped gardens on this beautiful tree-lined street. Its peaceful yet ultra-convenient location bolsters the appeal of the home, within walking distance to transport, shopping, parklands and schools, while surrounded by Melbourne's best private colleges.

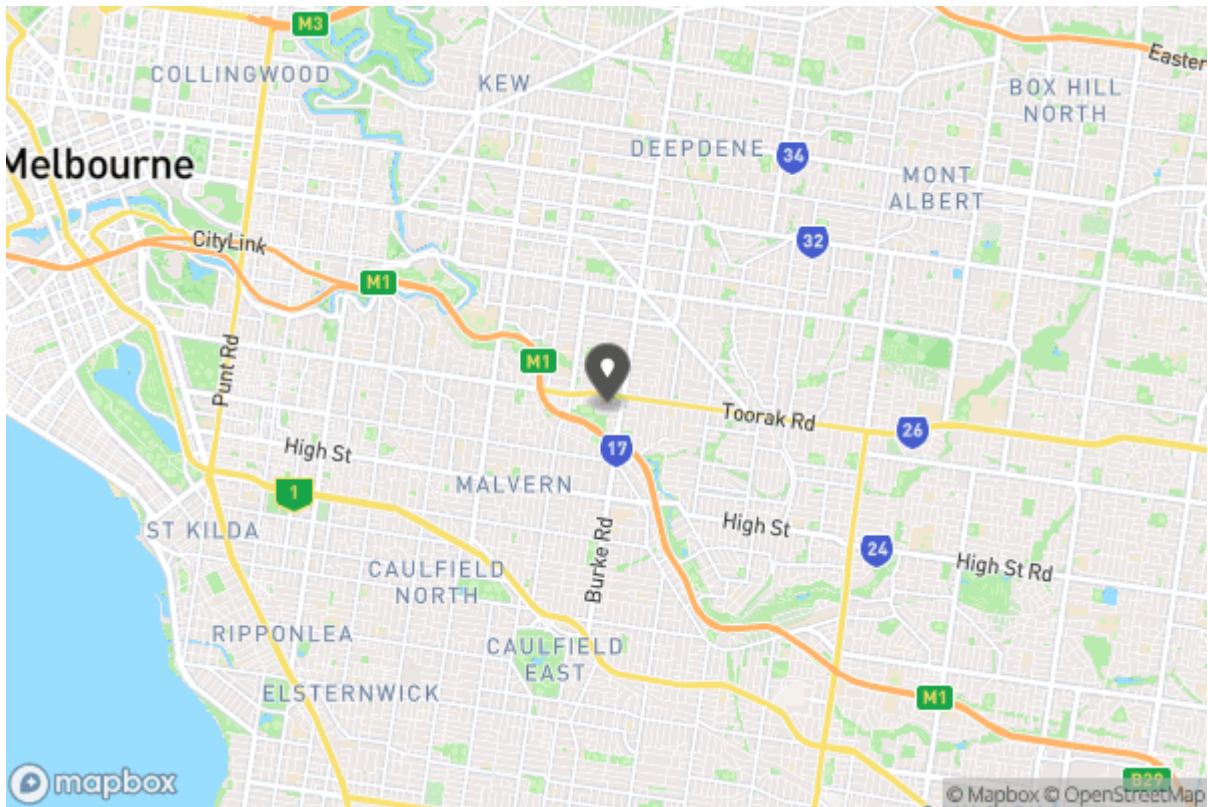
Lovingly-maintained high decorative ceilings, cornices and picture rails frame the beauty of the home, where a formal lounge (or fourth bedroom) enjoys the cosiness of an open fireplace, and three further bedrooms, two with built-in robes, share a central family bathroom. The bright open plan living/dining glistens from polished timber boards, providing a fully-appointed kitchen with plenty of preparation space including a handy timber-topped breakfast bar. Ducted heating and cooling, split system air conditioning all included. A rear deck among the lush gardens spills from the wide living space to enjoy alfresco entertaining.

A coveted and leafy location just moments from the Monash freeway, providing excellent proximity to trams, buses and Gardiner station, with the popular Gardiner's Creek trails just metres away.

# Gallery



# Location Map







Don't forget to  
confirm your  
inspection by  
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Carlton VIC 3053



## 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_868699)

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