



**SOLD**

## 'WALK TO ALL AMENITIES'

Covid-19 Safety Plan. Photo identification and QR Code entry upon request at inspections.

This 2 bed-room unit has been perfectly maintained and has morning light via the east facing kitchen and living area. Situated only minutes from all major amenities makes this property a superb choice for home buyers, investors, and empty nesters!

This low maintenance home is conveniently located only minutes' walk to all the amenities Boronia has to offer. Boronia village, Boronia shopping precinct, schools, medical facilities, train station, bus stop, movie theatre, Kmart, Coles, Woolworths and the list continues, plus you'll find Knox Westfield, Eastlink and major arterials just a short drive away.

Features include spacious kitchen and meals area with gas and stainless-steel appliances, separate large lounge / living area, 2 generous bedrooms with built in robes, separate bathroom, laundry and toilet plus tiles to wet areas, carpet to bedrooms and timber floors to lounge / living room.

Other features include, gas ducted heating, air conditioning, roller shutters, rear yard entry via the carport, ample storage, garden shed, private courtyard and so much more!  
This fantastic home is a must to inspect!

Thinking of selling now or in the future? For a free-market appraisal Call Lou 0417-166-668 / Leanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
Inspection times and property availability are subject to change without notice. Disclaimer: External Photo has been photo shopped to give a clearer picture. All other information contained herein is gathered from sources we believe to be reliable. We cannot guarantee its accuracy and interested parties should make and rely on their own enquiries.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$488,000**

**OPEN FOR INSPECTION:**  
**N/A**



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# Safety first at our private inspections, Open House Inspections and Auctions!



WE WILL MEET & GREET WITH A SMILE.  
NO HAND SHAKES PLEASE



UNWELL? BEST NOT TO INSPECT!  
CALL US AND SEND A FRIEND INSTEAD!



PLEASE MAKE SURE TO USE HAND  
SANITISER PROVIDED



PLEASE DON'T TOUCH  
SURFACES - GERMS LINGER



KEEP A SAFE DISTANCE  
FROM OTHERS  
1.5 METERS - 2 METERS



WE ARE AVAILABLE  
7 DAYS A WEEK!

## LOU RINNOVASI @realty

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

National Coronavirus Line 1800 020 080 . For advice on how to seek medical help or get tested for coronavirus (COVID-19), you can contact your state or territory health authority, or call the Victorian Coronavirus (COVID-19) helpline on 1800 675 398 at any time.

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