

**SOLD**

## “MODERN LIVING AT ITS BEST”

These fantastic properties will appeal to empty nesters, investors or those simply wanting low maintenance living. Stamp duty savings conditions apply.

Unit 6 - 4-bedroom, 3-bathrooms, 3-toilets, street frontage, double storey, double garage, Master bedroom with full ensuite, 2 living zones comprising Kitchen meals with large open plan lounge / family area, separate sitting room upstairs Tv/living room, stone bench tops, stainless steel appliances, separate laundry & powered room, engineered timber floors, carpets to bedrooms and quality fixtures & fittings and so much more. An Inspection will delight!

This brand-new development offers single and double storey homes all with separate titles, low maintenance blocks and situated minutes from Boronia Shopping Precinct, Mountain Gate Shopping Village, Boronia train station & public transport, local schools, parks, gardens, medical & sporting facilities, and all with easy access to Knox Westfield, East Link and major arterials.

Thinking of selling now or in the future? For a free-market appraisal Call Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
Statement of information will be available upon request.

Inspection times and property availability are subject to change without notice. Disclaimer: All 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.

**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
**\$850,000**

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



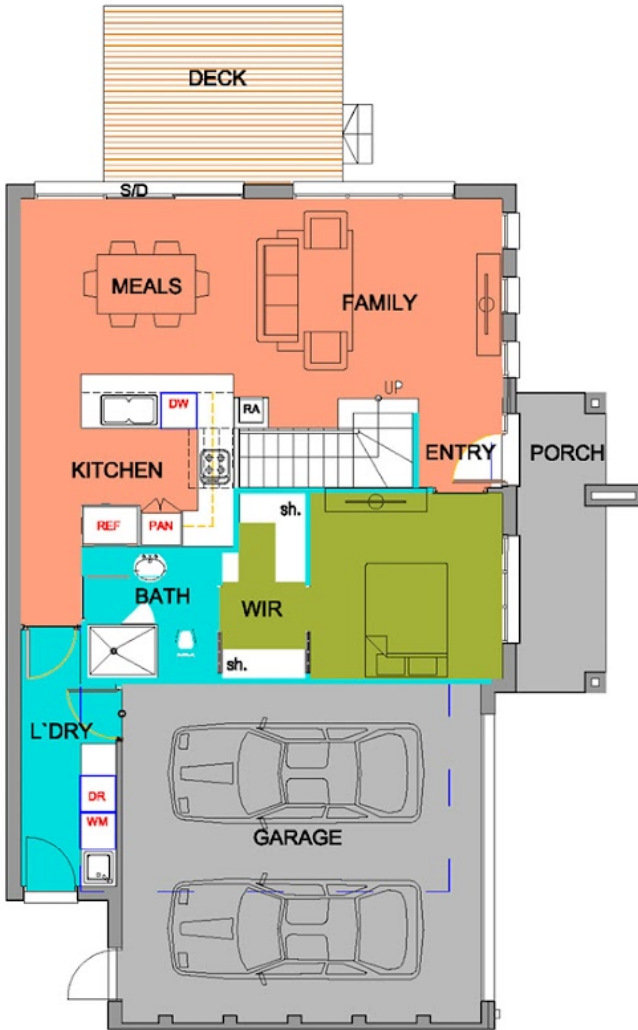
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# UNIT 6

## 13-15 RAWLINGS AVENUE

Ground Floor

First Floor



### DWELLING 6

GROUND FLOOR	78.9 m <sup>2</sup>	8.5 SQUARES
FIRST FLOOR	73.6 m <sup>2</sup>	7.9 SQUARES
TOTAL FLOOR AREA	152.5 m <sup>2</sup>	16.4 SQUARES



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.

SCREENED FRONT OPEN SPACE > 5m 60.0 m<sup>2</sup> 60m<sup>2</sup> REQUIRED

