



# SOLD

## “MODERN LIVING AT ITS BEST”

Covid-19 Safety Plan Photo identification & QR code entry upon request at inspections. 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. These fantastic properties will appeal to empty nesters, investors or those simply wanting low maintenance living. Stamp duty savings conditions apply.

Unit 5/- 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, 2.7m ceilings, decorative cornices, architraves & skirtings, engineered timber floors to living areas, tiles to wet areas & carpet to bedrooms, stone bench tops, stainless steel appliances, all with own court yards, fully landscape gardens and built to a 6 Star Energy rating. An Inspection will delight!

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:  
\$825,000

OPEN FOR INSPECTION:  
N/A



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# UNIT 5

## 13-15 RAWLINGS AVENUE

Ground Floor

First Floor



### DWELLING 5

GROUND FLOOR	80.9 m <sup>2</sup>	8.7 SQUARES
FIRST FLOOR	86.2 m <sup>2</sup>	9.3 SQUARES
TOTAL FLOOR AREA	167.1 m <sup>2</sup>	18.0 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.

