

3/461-463 HIGH STREET ROAD **MOUNT WAVERLEY**



## FOR LEASE

### FOR LEASE: MOUNT WAVERLEY | 2 BED + 1 BATH + 1 CAR| BRIGHT & SPACIOUS UNIT

Discover serenity in this meticulously crafted single-level villa unit, perfectly situated in one of Mt Waverley's most sought-after locales. Immediate comfort awaits within this residence, featuring a light-filled lounge adjoining a well-appointed kitchen and meals area. Two bedrooms equipped with built-in robes complement a stylish bathroom, while the inclusion of a split system AC and single garage ensures convenience.

Step into a contemporary oasis designed for functionality and bathed in natural light. Upon entry, the allure of timber flooring guides you through a practical living space seamlessly merging with the dining area. The kitchen, a harmonious blend of utility and elegance, showcases stunning stone benchtops, a dishwasher, a double basin sink, and ample storage, embodying modern practicality in a sophisticated setting.

\* We encourage you to inspect our 3D Virtual tour, Video walkthrough and photos provided here and submit your rental application by clicking the Apply button. We can organize one private inspection for the finalized tenant before settlement occurs.

\* Inspections: By Appointments only. Please register your details with the agent before you attend the advertised inspection time slots. An inspection may be cancelled or rescheduled without prior notification. Alternatively, please call Nandana on 0452611234 to schedule your private inspection where possible.

This home enjoys an exceptional location, offering close proximity to a range of amenities, making it an ideal fit for families and individuals alike. Within a 5-minute walk, discover esteemed educational institutions such as Mount Waverley Secondary College and Highmount Preschool. Additionally, Holy Family School, Mount Waverley North Primary School, and Deakin University are conveniently reachable within an 8-minute drive.

Fulfilling your shopping needs is a breeze with Mount Waverley Village, Essex Heights Shopping Centre, The Glen, Coles, Woolworths, and ALDI, all accessible within a 5-minute drive.

Weekend leisure options abound with Damper Creek Reserve, Mt Waverley Reserve, Sherwood Park, and dining spots like Spicy Flames Restaurant, La Porchetta, Golden Ocean Seafood

2 BED | 1 BATH | 1 CAR

PRICE:  
\$520

OPEN FOR INSPECTION:  
N/A



**Chanaka Perera**  
**0422621234**  
chanaka@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)