



## FOR LEASE

### YES IT'S ALL YOURS!

This expansive and flawlessly renovated double-fronted property will surely delight all those who see it. Featuring three spacious bedrooms (one with WIR), 2.5 bathrooms, open plan lounge/dining area, spacious living area or fourth bedroom, and a separate laundry and powder room, the property also offers a lockup garage – a rare find in this inner-city locale. You'll find high-end fittings and fixtures throughout the property including engineered floorboards, split system heating and cooling and premium appliances in the well laid out kitchen. Step outside to an entertainer's dream of a backyard or walk to Ripponlea and Balaclava shopping strips and train stations. Brilliantly positioned, this property is also within striking distance to St Kilda's Acland St, Chapel St, and Melbourne's best schools. Luxurious and move-in ready, this is a forever home.

#### TO INSPECT OR APPLY:

It's important to register your interest in any upcoming and advertised open homes or inspections. Failing to register may result in not being informed of any unforeseen or unplanned changes to inspection times. To register (or apply) for this property please click on the get in touch button and send your details to our agency. You'll receive an email back with instructions on how to register and apply via our website and booking service.

We do NOT accept 1Form, Ignite, 2Apply or any other online type of tenancy application form. You must apply using the the provided application link sent to you once you enquire.

It is an agency and owner policy that each person over the age of 18yrs old wishing to live at the property is required to apply and provide identification and supporting documents.

To inspect this property, you will be required to provide the agent onsite with your name, best contact number and email address. Failing to provide this information for security and safety reasons may result in being refused entry.

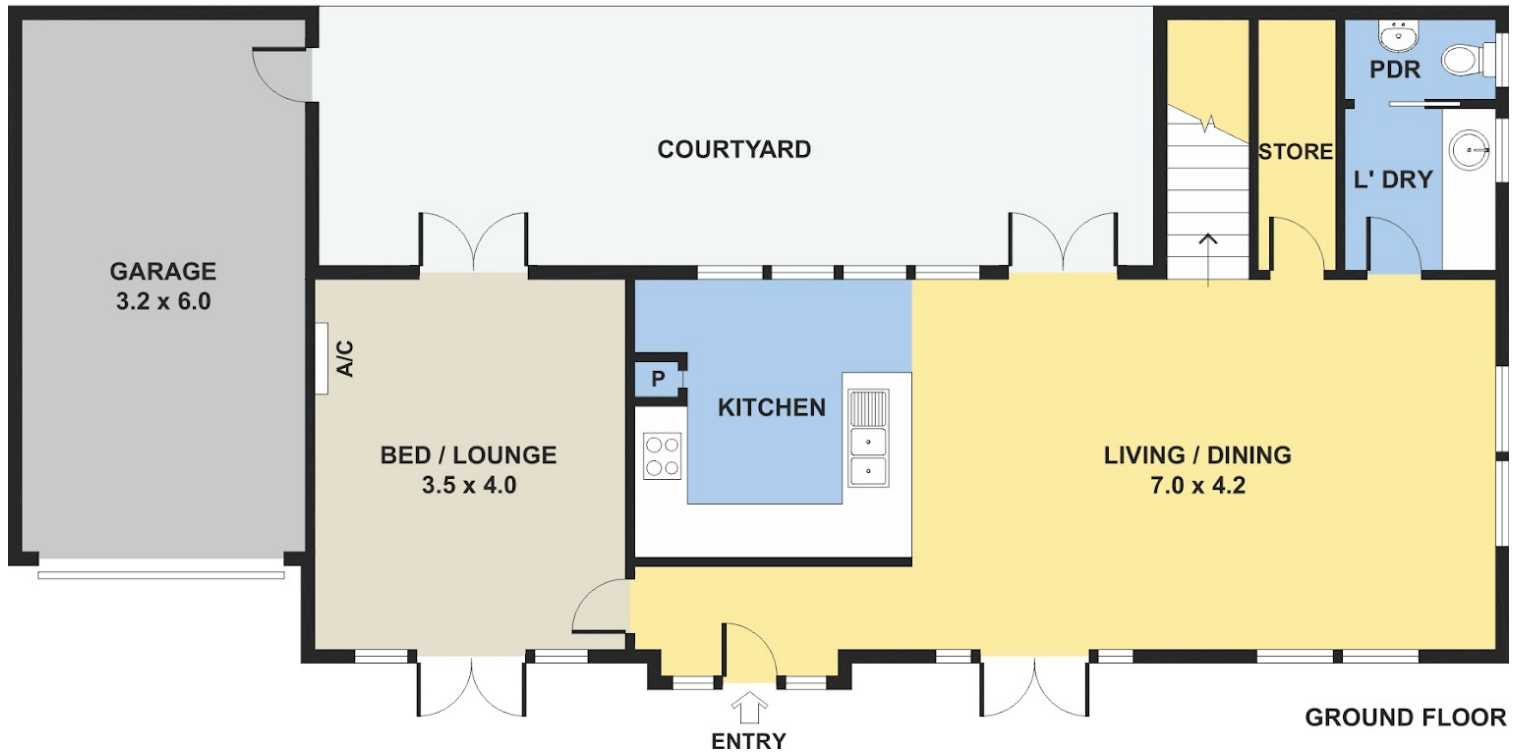
4 BED | 2 BATH | 1 CAR

PRICE:  
\$1,190

OPEN FOR INSPECTION:  
N/A



**Bobby Cvetkovic**  
0423495479  
bobby.cvetkovic@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.