40 WATTLE GROVE, MULGRAVE, VIC, 3170









FOR LEASE

MODERN FAMILY HAVEN IN PRIME MULGRAVE

Step into comfort and convenience at this beautifully presented 3 bedroom home, perfectly positioned in one of Mulgrave's most sought-after pockets.

The heart of this home showcases elegant floorboards throughout, creating a seamless flow between the spacious living areas. The well-appointed kitchen features a dishwasher for effortless entertaining, while the three generous bedrooms provide comfortable accommodation for the whole family. A centrally located bathroom services the home, complemented by ducted heating and air conditioning ensuring year-round comfort regardless of Melbourne's changing seasons.

• Three comfortable bedrooms perfect for family living
• Polished floorboards adding warmth and character throughout
• Modern kitchen equipped with dishwasher for convenient meal preparation and plenty of storage
• Ducted heating and air conditioning for optimal climate control
• Double glazed windows
• Single bathroom with quality fixtures and fittings
• Double carport and outdoor shed for storage.
• Large backyard for the kids to play in.
• Remote controlled security gate.

Families will appreciate the outstanding educational opportunities nearby, zoned for Wellington Secondary College and Springvale Rise Primary School. There are additional opportunities with Albany Rise Primary School, and Mulgrave Primary School. For those seeking private education, Mazenod Secondary College offers excellent academic programs.

Nearby enjoy:
• Waverley Gardens Shopping Centre for all retail and dining needs
• Weekend farmers' market for fresh local produce and community atmosphere
• Quality recreational facilities and sporting clubs throughout the area
• Public Transport easily accessible via multiple bus routes

TO INSPECT OR APPLY:
Application Form:

3 BED | 1 BATH | 2 CAR

PRICE:
$650 per week

OPEN FOR INSPECTION:
N/A



Adi Garcia
0416127211
adi@atrealty.com.au
www.atrealty.com.au



*ALL MEASUREMENTS ARE APPROXIMATE

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.

Adi Garcia
0416127211
adi@atrealty.com.au
www.atrealty.com.au