

# 3 Illoura Avenue, Ringwood East 3135, VIC

House Rent ID: 4173133

**\$460**

\$2,760 bond



Why pay for your bond now, when you can pay it off later?  
Visit: [www.rent.com.au/rentbond](http://www.rent.com.au/rentbond)



## Delightful, Modern and in a Great Location

Set in a tranquil surrounding, this stunning and near new weatherboard property is the perfect home, being close to local schools, shopping and public transport.

This home is a surprise package, offering generous living spaces, north facing and open plan lounge room flooded with natural lighting and gorgeous views of the landscaped gardens. Extending on to the well-equipped kitchen with stainless steel European appliances and a butler's pantry. Three double bedrooms with built in robes and views to the rear garden and private alfresco decking area, perfect for entertaining. A modern bathroom with quality fixtures and rain shower. Low maintenance gardens and a sheltered carport with additional off street parking.

Additional features include:

- Gas ducted heating
- Separate toilet
- 2 inverter air conditioning units
- Ceiling fan
- Plantation Shutters throughout
- Polished floor boards
- Front and back verandahs
- Workshop
- Veggie garden
- Lawned drying area

### Date Available

now

### Inspections

Wed Jan 20, 2021  
05:00pm - 05:10pm

Thu Jan 21, 2021  
12:00pm - 12:10pm

### Nej Basak

Phone: 0398743355  
[nbasak@philipwebb.com.au](mailto:nbasak@philipwebb.com.au)

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Property details continued from page 1:

... 2kW solar system

Quality Lumex & Phillips LED Lighting throughout

If convenience is what you are seeking, you are spoilt for choices being in the heart of Ringwood East, being only minutes to Ringwood East train station, shopping, metres from Bedford Road shops and within easy access to Tintern Grammar, Ringwood Secondary, Eastwood Primary and Aquinas College. (NOTE: The fireplace is not functional and not included in the lease. The fridge is not to be included in the lease. The property is to be leased in vacant possession).

Photo ID may be requested at this inspection prior to entry.

\*\*\*PhilipWebb Real Estate Coronavirus Update\*\*\*

The health of our valued clients and staff is our highest priority. Please note the following changes to our open for inspection processes:

Open for inspections are now permitted

The maximum number of people that may attend is subject to density quotient: one person per two sqm rule applies

Maximum number of people includes all individuals present i.e. owners, residents and PhilipWebb staff. Infants under one year of age are not included

Your contact details must be provided to PhilipWebb staff

Please maintain safe social distancing of 1.5m from anyone in attendance

Avoid touching surfaces including fittings and fixtures within the property

Hand sanitiser is provided

We kindly ask that you refrain from attending an inspection if you:

Are experiencing flu-like symptoms

Have tested positive to, or have recently been in contact with someone diagnosed with Coronavirus

Have recently travelled overseas or have been in direct contact with someone who has

## Airconditioning

Air Conditioning