

# 1/86 Liege Ave, Noble Park, Vic 3174



## House For Rent

Wednesday, 10 April 2024

1/86 Liege Ave, Noble Park, Vic 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jason Crofts-Smith  
0414893885

**\$530 per week**

Impeccable 2 Bedroom Residence with Modern Flair Available Saturday 27th April 2024 Welcome to 86 Liege Ave, Noble Park! This beautiful home boasts a modern aesthetic and offers an excellent entertainer's deck, making it a sensational opportunity for the right renter. Virtual 3D tour in photos Key Features:- Impeccably striking with modern flair- Timber laminate floorboards throughout (Bedroom 2 with carpet)- 2 bedrooms with built-in robes- Flowing floor plan with well-sized lounge and dedicated dining zone and zoned study/play area- Modern kitchen with single drawer dishwasher, gas cooking and quality appliances.- Master bedroom with semi-ensuite (separate bath and shower) and walk-in robe- Full windows, floating floorboards and remote gas fire place- Expansive undercover deck for year-round entertaining- AC Split system heating & cooling- Single remote garage with ample driveway parking and internal house access Location Highlights:- Centrally located in Noble Park- Easy access to Eastlink and Princes Highway- Close proximity to Yarraman station for convenient commuting- Nearby amenities include Dandenong Hub Arcade, Dandenong Plaza, Parkmore shops, and Sandown Racecourse Don't miss out on the opportunity to make this stunning residence your next home. Gardening requirements: The approved applicants are required to ensure the front garden and front entry is weeded, front nature strip mowed, wiped and snipped. In addition, the front garden and entry plants are shaped; they are to be maintained, cut & presented in the advertised condition/style during the tenancy. In addition, there are privacy trees located along the side fence providing privacy from the reserve next door. The approved applicant is required to maintain, trim and cut back those trees to the height of the pergola roofline. The rental provider will maintain above the roofline as required. T & C's- Renters wishing to apply may do so through IGNITE applications- Renters must inspect in person before applying (we need to know the home is right for you)- Application processing takes a little while. We don't rush this part- First months rent plus bond must be paid before keys will be released- First inspection is at 3-months then every 6-months thereafter- The renter/s are responsible to mow the nature strip. You need to own or have access to a lawn mower on a regular basis- The renters are required to remove all weeds from white stoned areas around the entire property- Ensuring the home is showcased at an exceptional level is imperative. Tenants are obligated to utilise the designated green waste bin, trim all shrubbery, eliminate garden bed weeds, and uphold the property's alignment with the surrounding community's street appearance. Exclusively listed and leased with Jason Crofts Smith Square Investments Real Estate 0414 893 885 sire@email.propertyme.com