

**12A Knight Avenue, Herne Hill, Vic 3218**

**House For Rent**

Friday, 26 April 2024



**12A Knight Avenue, Herne Hill, Vic 3218**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Nneka Ononye**  
0400986776



**Sophie KennedyRush**  
0477998503

## **\$530 per week**

Designed for modern low-maintenance living, and positioned in a spectacular lifestyle location, this quality home is situated a short stroll from local parks, reserves and sporting facilities, Minerva Road and Shannon Avenue shops, cafes, supermarkets and amenities, surrounded by a selection of excellent primary, secondary and private schools, only 5 minutes (approx.) from the Ring Road for easy access to Melbourne or the coast, and less than 10 minutes from the CBD and Waterfront, enjoy a peaceful and convenient local atmosphere with outstanding central accessibility. Neatly presented, the elegant façade is set behind well-maintained established gardens. On entry, a central hallway showcases warm neutral interiors, leading you through to a spacious open plan living area at the rear. The quality kitchen features stone benchtops, stainless steel appliances including 600mm oven, gas cooktop, dishwasher, and the perfect vantage point to oversee the dining and living area. Glass sliders open up from the living to a private backyard, which offers a paved entertaining space plus lawn area for the kids or pets to play in a secure environment. Comprising three bedrooms, the master at the front of the home features walk-in robes and ensuite. Two further bedrooms are separately zoned, both include built-in robes, serviced by a central bathroom presented in contemporary fittings and finishes, with a separate toilet. Additional features include central ducted heating, split system heating and cooling, large laundry with linen storage, garden shed, water tank, double garage with direct internal entry, plus driveway space for additional off street parking.