

**2/19 Acacia Lane, Waurm Ponds, Vic 3216**

**AVENUE FIVE**

**House For Rent**

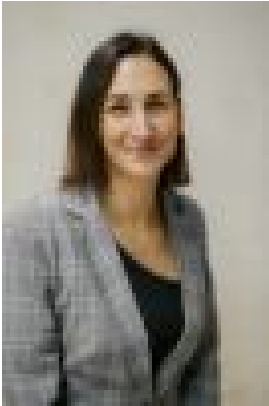
Friday, 5 April 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



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**\$470pw**

Sitting proudly on its own title, this cottage-style home presents offers a great location with walking distance to Waurn Ponds Train Station. The open plan living/dining/kitchen zone establishes the heart of the home, with double doors opening onto the outdoor living area. Whether you want to relax under the shade of the alfresco deck or soak up the northern sunshine in the courtyard, this outdoor setting has you covered. The garage has been converted offering versatility as a secondary living area, kids play space or teen retreat. Tucked away in a peaceful court, this home places you a short walk to public transport and the Waurn Ponds Train Station. The Waurn Ponds Shopping Centre is within easy reach, while schools and childcare centres are close by for families. A short drive will find you in the thriving Mount Duneed community, which is home to cafes, playgrounds and sporting grounds. Enjoy superior access to the Ring Road, Deakin University (Waurn Ponds) and Epworth Hospital. - High ceilings and fresh paint throughout - Kitchen features a built-in pantry and new stainless steel appliances - Omega dishwasher, Bosch oven, Westinghouse gas cooktop - Main Bedroom features a walk-in robe and direct bathroom access - Bedroom Two is complete with built-in robes - Front study is ideal for those still working from home - Laundry and separate toilet complete the layout - Ducted heating and a near-new split-system air conditioner provide comfort - Driveway provides off-street parking for two vehicle - Optional working from home space / third bedroom

Location - Walk to public transport and the Waurn Ponds Train Station

Amenity - Private outdoor undercover area

Feature - Kitchen boasts new stainless steel appliances