

**31 Aurich Street, Weir Views, Vic 3338**



**House For Rent**

Friday, 24 May 2024

**31 Aurich Street, Weir Views, Vic 3338**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



**C Burak Binatli**  
0455663331



**Erdal Avsar**  
0455477778

**\$440 per week**

This well-presented 3-bedroom family home is located in a peaceful pocket of Suburb, close to all amenities and major roads. Adjacent to the new Shopping Center and facing Opalia Plaza of Weir Views, it's near Arnolds Creek and Toolern Creek trails, schools, local shops, sporting facilities, parks, and public transport. This property offers exceptional flexibility, comfort, and lifestyle with the additional spacious study room. A warm entrance leads to a spacious master bedroom with a sleek ensuite and walk-in robe. The home features 2.7-meter-high ceilings, stylish LED downlights throughout and approximately 17.4 squares of living space. The open-plan layout, filled with natural light, includes a modern semi-island kitchen with stone benchtops, 900mm stainless steel appliances, pantry and ample storage. The dining and family area opens to a low-maintenance private courtyard. Two additional bedrooms with built-in robes and a well-appointed study provide ideal spaces for a family or professionals working from home. A central bathroom, a separate WC and a laundry with extra storage complete the home. Situated on a 231m<sup>2</sup> block, the property offers private space for family activities. The remote-controlled lock-up garage includes extra storage and internal access. This immaculate home is ready to move in. Additional features include a refrigerated heating and cooling system, double-glazed windows, solar-assisted hot water system and a 6-star energy rating. Located in the amenity-rich Opalia Estate and just facing the Opalia Shopping Centre with Woolworths, all essential amenities, such as the retail outlets, Community Centre, Government Primary School, Kool Kidz Child Care Centre and abundant parklands are only steps away. It is also a short drive to Melton South Primary School (1.6km approx.), Staughton College (2km approx.), Melton Train Station (2.3km approx.), Woodgrove Shopping Centre, and High Street shops (4.8km approx.) with easy access to the Western Highway. Photo ID is Required at all Open for Inspections, Prior to Entry. Features:- 3 bedrooms with BIR's, master with ensuite & WIR- Dedicated study room and a separate laundry- Open plan living, stone benches, 900mm SS appliances- 2.7m high ceilings, double glazed windows, 6 Star ER- Refrigerated ducted heating and cooling system- Quality Floorboards and LED downlights throughout- Remote controlled lock-up garage w/internal access- Facing Opalia Shopping Centre, schools, shops, parks