

# 35 Spoonbill Avenue, Winter Valley, Vic 3358

## House For Rent

Saturday, 13 April 2024

35 Spoonbill Avenue, Winter Valley, Vic 3358

Bedrooms: 4

Bathrooms: 2

Type: House



Janelle Shepherd  
0457264433



Rhylee Lenthall  
0447455332

**\$470.00 per week**

PRD EXPRESS APPROVAL PROPERTY - Inspect the property in the comfort of your home with our 3D Virtual Tour. Once you have reviewed all photos, simply apply by clicking the 'Apply Now' button on our website. Alternatively enter your details by clicking the "Get in touch" button on this page and you will receive information on how to apply. Your application will be processed within 3-5 business days by our Leasing team, then submitted to the Rental Provider. If your application has been shortlisted we will schedule a private inspection. PRD Ballarat is proud to present for lease 35 Spoonbill Avenue, Winter Valley BRAND NEW 4 BEDROOM HOME IN THE HEART OF WINTER VALLEY • 4 Bedrooms: 3 bedrooms with built in robes and master with walk in robe and ensuite. • Ensuite: Offering shower, toilet & vanity. • Family Bathroom: Offering shower, bath, vanity and separate toilet. • Kitchen: all stainless steel appliances, dishwasher and ample storage. • Open plan Kitchen/Living/Dining Area. • Heating/cooling: Gas central heating and evaporative cooling throughout. • Full laundry. • Rear alfresco area, perfect for entertaining and casual dining. • Enclosed rear yard. • Parking: Double automatic lock up garage with internal access to the home. • Close to Emergency Services Precinct. • Close to School Precincts. • Short drive to Delacombe Town Centre. • Short drive to Lucas Town Centre. • Close to upcoming Education and Shopping Precincts. • 12 Month lease term. • Pets upon application. Please note: It is the responsibility of the renter to check/research availability of internet access at any property.