

**8/11 Alliance Street, Werribee, Vic 3030**



**House For Rent**

Thursday, 11 April 2024

8/11 Alliance Street, Werribee, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rental Management Australia VIC

0397419000

**\$420 per week**

Nestled within the prime location of Riverwalk, this exceptional townhouse presents a unique lifestyle opportunity. Boasting close proximity to freeway access, local schools, parks, and an array of lifestyle amenities, this beautifully presented property is sure to impress. As you arrive at the property, you'll be greeted by a beautiful pathway filled with lush greenery that leads to the front entrance. Step inside to discover a light-filled open plan living zone, showcasing a modern kitchen equipped with sleek induction cooktop, dishwasher, dual sink, and overhead storage. The ground floor is further complemented by a split system, ensuring year-round comfort, and a generously sized laundry room, complete with a convenient powder room for guests. Ascend the staircase to be welcomed by the home's three bedrooms, each adorned with its own heater for optimal comfort. The master suite is the perfect retreat, offering a light-filled space with a walk-in robe that includes its own window for added light, and an ensuite. The remaining two bedrooms feature built-in robes and easy access to the central bathroom. Parking is located to the rear of the home and offers a single car garage, as well as visitor parking within the complex. Don't miss out on this incredible opportunity to make this your new home - Enquire Today! Easy reach to reach amenities including;- 170m (approx.) from Aspire Childcare Centre- 500m (approx.) from Riverwalk Primary School- 650m (approx.) from Little Tinkers Family Day Care- 2.2km (approx.) from inbound and outbound freeway access- 3.1km (approx.) from Main street of Werribee (local cafes, shops and more)- 3.1km (approx.) from St Andrews Catholic School- 3.3km (approx.) from Werribee Primary School- 3.5km (approx.) from Werribee Train Station- 4.6km (approx.) from Werribee Secondary College- 4.9km (approx.) from Thomas Chirnside Primary School

**\*\*INSPECTIONS\*\*** Here at RMA Wyndham our inspection process looks a little different so please read the following carefully. Can't make an open home? Not to worry, we don't require you to have viewed the property in person prior to applying. We are asking applicants to view our photos and Virtual Video (if available) and apply for the property once you have done so. If your application is approved we will then take you through the property as a Private Inspection prior to you signing a Lease Agreement or paying a Bond to secure the property, to ensure you are happy to proceed. If you would like to view the property in person, please register your details using the 'INSPECT' button located on the listing page of your preferred property on our website - [rmaproperty.com.au](http://rmaproperty.com.au) - to be notified immediately of any upcoming inspection times. Please note that we cannot allow any persons through an open home who has not previously registered. Registering also ensures that you are kept up to date with any changes or cancellations of open times. Open homes are capped to 15 groups at a time, so if there are no available times for a particular property, that inspection may be fully booked - in this instance you can either register your details for any future inspections or apply for the property regardless. Please note that any properties that do have a scheduled Open For Inspection will only be opened for a 10 minute window and will only be opened on the selected day and time, we cannot organise additional Open Homes, and we will only be conducting Private Inspections for approved applicants.

**\*\*APPLICATIONS\*\*** To apply for this property, please use the 'APPLY FOR PROPERTY' button on our website - [rmaproperty.com.au](http://rmaproperty.com.au). Please note that we will soon be migrating away from the 1Form platform and applications sent using this platform may not get through. You will receive an email confirmation within 12-24 hours of approval confirming we have received your application. We respectfully ask that you do not contact our office to confirm receipt of your application unless you have not received a confirmation email within 24 hours of submission.

**\*\*IMPORTANT\*\*** Whilst every care is taken in the preparation of the information contained in this marketing, Rental Management Australia will not be held liable for any errors in typing or information. All information is considered correct at the time of printing.