

**9 Birkdale Avenue, Heatherton, VIC, 3202**



**House For Rent**

Thursday, 22 August 2024

9 Birkdale Avenue, Heatherton, VIC, 3202

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Family Home in Great Location

Discover a home that offers the perfect blend of comfort, style, and lifestyle in this impressive 4-bedroom residence. From the moment you step inside, you'll be welcomed by the warmth and flair that make this property truly stand out. But it's not just the interiors that impress-step outside to find a resort-style outdoor area that's nothing short of spectacular.

### Key Features:

- **Outdoor Paradise:** North-facing with abundant natural light, the property boasts an incredible outdoor area with full-height windows, landscaped gardens, high-wall privacy, a heated spa, and a lagoon-style in-ground swimming pool. The expansive courtyard is perfect for entertaining.
- **Modern Living:** The home features a thoughtfully designed floor plan to maximize its sunny aspect, with ducted gas heating, ceiling fans, stylish decor, double block-out/privacy blinds, wide-board timber flooring, and quality carpets.
- **Bedrooms & Bathrooms:** Comprising four bedrooms (or three with robes plus a study), two beautiful bathrooms, a powder room/third toilet, and a separate laundry. The master suite includes a stylish ensuite with twin vanities and a shared balcony with the second bedroom.
- **Living Spaces:** Two separately zoned living and dining areas provide great separation and privacy. The casual living zone is complemented by a chic black and white kitchen, complete with glass splashbacks, black stone benchtops, an island/breakfast bar, quality cooking appliances, and a dishwasher.
- **Garage & Entry:** A double remote garage with internal access and a welcoming front entry ensure convenience and security.
- **Outdoor Entertaining:** Seamlessly connect with the outdoor entertaining area under a bull-nose awning, with glass pool fencing separating the spa and pool, and thriving gardens creating an inviting atmosphere in the wraparound backyard.

**Prime Location:** Multiple neighbourhood parks just minutes away, this home is ideally located within walking distance to The Kingston Centre/Monash Health, Kingston Heath & Capitol Golf Clubs, and Kingston Heath Primary. It's also close to DFO, Southland, the Charman Road shopping strip, Cheltenham Station, and the stunning Mentone Beach.

**BOND \$4345**

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Photo ID required at all inspections.