




11 Sovereign Crest Boulevard, Rowville

LEASED - LARGE 4 BEDROOM PLUS STUDY FAMILY HOME WITH MULTIPLE LIVING AREAS AND BALCONY!

Set on a peaceful tree lined street opposite a charming park, this spacious four bedroom residence delivers comfortable family living across two thoughtfully designed levels.

Behind an attractive exposed brick facade and beautifully maintained front garden, the home opens via double doors to a welcoming entry with tiled flooring throughout. A dedicated study positioned at the front of the home features timber floors and internal access to the double garage, while a separate lounge offers a cosy retreat complete with plush carpet, electric heater and Rinnai split system.

At the heart of the home, the expansive open plan kitchen, meals and family area is designed for effortless everyday living. The well appointed kitchen includes tiled flooring, laminate benchtops, breakfast bar seating, Miele dishwasher, Domain four burner gas cooktop and a brand new Domain oven. Large surrounding windows fill the adjoining dining space with natural light, while the separate

4  2  4 

FOR RENT

Please Call

AGENTS

Monika Papdan

03 9702 8388

monika.papdan@ljhcasey.com.au

AGENCY

LJ Hooker Hampton Park

(03) 9702 8388

All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

rumpus room provides additional flexibility and includes its own split system plus sliding door access to the backyard.

Upstairs, all four bedrooms and the retreat area are fitted with plush carpet for added comfort. The oversized main suite includes a walk in robe, private retreat, balcony access and a spacious ensuite with double vanity and shower. The remaining three bedrooms are equipped with built in robes and plantation shutters, while the main bathroom features a spa bath, double vanity and shower. A separate upstairs WC adds extra convenience for family living.

Step outside to a generous paved entertaining area overlooking a large grassed backyard framed by established trees for added privacy. A double garage with front and rear roller doors, rear access door and internal entry is complemented by ample off street parking.

Additional features include ducted heating, evaporative cooling upstairs, split systems to living areas, LED downlights throughout, sheer blinds, downstairs powder room and a full laundry with direct backyard access.

Positioned within the sought after Sovereign Crest Estate on a peaceful tree lined street, this home enjoys a convenient family friendly location within walking distance of Murrindal Drive Reserve, Lysterfield Primary School and Karoo Primary School. Nearby shopping options include Mountain Gate Shopping Centre, Rowville Lakes Shopping Centre and Stud Park Shopping Centre. Rowville Secondary College is also close by, while Ferntree Gully railway station offers convenient public transport access, including two bus stops are located within a short two minute walk from the home. Don't miss out!

RENT PER CALENDAR MONTH = \$3,911.00
BOND = \$3,911.00

MORE DETAILS

Property ID	47YVYFHE
Property Type	House
Including	Ensuite
	Air Conditioning
	Ducted Heating
	Evaporative Cooling
	Dishwasher
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Heating
	Split system

Monika Papdan 03 9702 8388

Business Development Manager | monika.papdan@ljhcasey.com.au

LJ Hooker Hampton Park (03) 9702 8388

Shop 20, Hampton Park Shopping Centre, 166 Somerville Road,
HAMPTON PARK VIC 3976
hamptonpark.ljhooker.com.au | john.deo@ljhcasey.com.au

