



woodards 

## 17 Linden Road, Ringwood North

### Additional information

Council Rates: TBA  
Water Rates: TBA  
Neighbourhood Residential Zone – Schedule 3  
Significant Landscape Overlay – Schedule 3  
Brand new home on separate title  
Reverse split systems with heating and cooling  
Alarm system  
Video intercom  
High ceilings  
Double glazed windows (select windows)  
Stone benchtop & soft closing cabinetry  
Bosch 900mm gas cooktop  
Bosch wall oven  
Bosch dishwasher  
Fully equipped butler's kitchen with gas cooktop  
2 main bedrooms (one on each level) WIR & ensuite  
Ample storage  
Water tank  
Garden shed  
Rinnai instantaneous gas hot water system  
Low maintenance garden  
Auto lockup garage with internal access

### Internal / external size

Land size: 443 sqm approx.  
Building area: 258 sqm approx.

### Rental Estimate

\$820 - \$900 per week based on current market condition



**Cameron Way**  
0418 352 380



**Catherine Leong**  
0433 152 934

### Close proximity to

#### Schools

Ringwood Heights Primary - Summit Cres, Ringwood Nth (Zoned - 860m)  
Norwood Secondary College - Byron St, Ringwood (Zoned -1.03km)  
Yarra Valley Grammar - Kalinda Rd, Ringwood (4.2km)  
Tintern Grammar - Alexandra Rd, Ringwood East (4.6km)

#### Shops

Eastland - Maroondah Hwy, Ringwood (900m)  
Costco - Bond St, Ringwood (1.3km)  
Ringwood Square Shopping centre, Maroondah Hwy, Ringwood (1.7km)  
Ringwood Nth Shopping Centre, Warrandyte Rd, Ringwood Nth (1.9km)

#### Parks

Evelyn Road Reserve - Evelyn Rd, Ringwood Nth (850m)  
Ringwood Lake Park - Maroondah Hwy, Ringwood (1.8km)  
Mullum Mullum Reserve - Mullum Mullum Rd, Ringwood (1.3 km)

#### Transport

Ringwood station (1.8 km)  
Bus route 271 - Ringwood via Park Orchards - Box Hill Station  
Bus route 370 - Mitcham - Ringwood  
Eastlink/M3

#### Chattels

All fixed floor coverings, fixed light fittings as inspected.

**Settlement** 10% deposit 30/60/90 days or any other such terms that have been agreed to in writing prior to the auction

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

