

# 903/20 Wardens Walk, Coburg, Vic 3058



## Apartment For Rent

Tuesday, 7 January 2025

903/20 Wardens Walk, Coburg, Vic 3058

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



VARC HERS

0731692500

**\$354 per week**

Welcome to your new apartment, located in close proximity to Coles Coburg, specialty shops, Pentridge Shopping Mall, Schools, McDonald & Bridges Reserve and parklands, Train (Coburg & Batman stations) bus lines and a vibrant selection of cafes and restaurants along Sydney Road. - Bedroom includes wall to wall carpet, built in robes with fitted shelving & drawers.- Main bathroom includes shower, vanity and toilet.- Open plan Kitchen/Meals/Lounge area with all electric appliances including Induction cook top, oven & dishwasher, tiled splash back.- European style laundry with trough.- Floating timber look floorboards throughout.- Split system heating and cooling.- External balcony.- Embedded electricity provider.- Internet connection available.- Double glazing.- Security video intercom.- Communal bike storage.- Single remote-control car space and storage cage. With community and convenience as a focus with this new development & modern design, approx. 8kms from CBD, be a part of a vibrant community in Coburg. Communal rooftop garden area on level 10 with sweeping views across to the City including outdoor seating and tables. Please Note: Tenancy doesn't provide access to common pool or BBQ roof top area located on level 13. Eligibility criteria:· Your income falls under the gross income threshold (as noted below) but is not so low you would be put into rental stress (defined as spending more than 30% of your gross household income on rent)· You are 18 years or older· You are able to live independently (with little to no support)· You are able to look after the property and meet the requirements of the lease· You are an Australian citizen or permanent resident· You currently live in Victoria· You do not own residential or commercial property. Income thresholds:· Singles: up to \$73,530· Couple: up to \$110,300· Family/Share home: up to \$154,410 NOTE: Eligible applicants do not qualify for rent assistance. If currently receiving rent assistance from Centrelink, this payment would stop if eligible and approved. For more information <https://www.homes.vic.gov.au/homes-victoria-affordable>. Once you apply, your details will enter a ballot. A ballot is where applications are randomly chosen from a list. In this way, all eligible applications have an equal chance of being offered a Homes Victoria affordable home. If you are successful in the ballot, all adults in your household will need to provide:· Proof of Australian citizenship or permanent residency· Proof that you currently reside in Victoria· Proof of income· 100 points of identification· Professional and personal referees. To apply: <https://app.snug.com/apply/varc> Listings close at 9am on Monday 20th January 2025. If you require any assistance completing your application, please email: [varc@nahc.org.au](mailto:varc@nahc.org.au) \*\*Photos are indicative only and do not necessarily represent each individual apartment\*\*