

841 Edgars Road, Epping, Vic 3076

Rata & Co.

House For Sale

Saturday, 9 March 2024

841 Edgars Road, Epping, Vic 3076

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 177 m2

Type: House



Mario Tucci
0394657766

AUCTION Sat 6 Apr 11:30am

Nestled in the highly sought-after Epping North pocket is this beautiful 6-star energy-rated, low-maintenance home. Unique in its layout, the home includes two living areas and a lovely courtyard, making this an ideal opportunity for first-home buyers, young families, astute investors, and downsizers. All the hard work has been done with nothing more to spend complete with a modern landscape front and rear plus comes with Fibre To The Home (FTTH), recycled water, surrounded by park reserves & plenty of outdoor activity areas. Boasting three good-sized bedrooms with BIR (master includes a WIR and full ensuite), a central family bathroom, European laundry, and a light-filled, open plan living and dining area completed by the well-appointed kitchen featuring a dishwasher, quality appliances, and breakfast bar. Additionally, make your way up the stairs to find a second living area providing a convenient space that can be utilized in many ways. Lastly, the gorgeous courtyard offers a relaxing area to sit and enjoy the sunshine. Additional features include internal access to the double lock-up garage, evaporative cooling, and ducted heating. Situated in the much sought-after family-friendly Aurora estate with proximity to the Aurora village shopping, schools, kinder, childcare, community center, shops, and bus stops & within a 4kms radius from Epping Town Centre which boasts of the Epping train station, Pacific Epping Shopping Centre comprising of a dozen fine dining restaurants, cinemas, medical centers, cafes in all its vibrancy. Get in touch today to secure this wonderful opportunity! PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - rataandco.com.au/privacy-policy Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from land.vic.gov.au. This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.