

# 1 Saddlers Court, Epping, Vic 3076

Rata & Co.

## House For Sale

Monday, 27 November 2023

1 Saddlers Court, Epping, Vic 3076

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 546 m2

Type: House



Mario Tucci



Emilia Faba  
0410655145

## AUCTION Sat 23 Dec 9:30am

Centrally located within one of Epping's most sort after pockets. Situated on a generously sized corner block is this cozy brick veneer family home. Enjoy easy access to an abundance of infrastructure including multiple shops, schools, parks and public transport. This property is only a short distance to Epping and South Morang train stations, Pacific Epping, Greenbrook shops, Westfield Plenty Valley, Meadow Glen Primary and Epping Secondary College. Offering a spacious lounge room with tons of natural light that leads to a functional meals and kitchen area, complete with terrazzo tiled floors, ample storage, Westinghouse stove and Chef oven. A sizeable central bathroom is also on offer and contains a sink with vanity, tiled shower, bath tub and separate water closet. The main bathroom also has separate access to the spacious and light filled master bedroom, complete with his and hers built in robes. Three more sizeable bedrooms are also on offer, each containing built in robes as well. A large spacious backyard features multiple garden beds, mature fruit and citrus trees, a gazebo that can be used for entertaining and a separate brick open fire barbecue. A double carport also features in the back yard as well as plenty of secure off street parking. Other features of this property include: Split system cooling Ducted heating Tiled floors throughout Mature gardens Corner block Secure gated off street parking Storage shed Linen closet Laundry with outdoor access PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://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](http://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.