

**1 Touhey Avenue, Epping, Vic 3076**

— Rata & Co.

## House For Sale

Saturday, 25 November 2023

1 Touhey Avenue, Epping, Vic 3076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 563 m2**

**Type: House**



Emilia Faba

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## AUCTION Sat 23 Dec 11:45am

Meticulously maintained and renovated to a quality standard is this stunning home. Enjoy being within a family focused neighbourhood that provides multiple schools, shops, parklands and walking trails at your fingertips. Just a short walk away you have Epping Train station, Pacific Epping, Greenbrook shops, Peppercorn Park, Lowalde Recreational Reserve, Epping Secondary College and Epping Primary school. Featuring fully renovated interiors and a bright and airy feel throughout, this stunning home will certainly impress. Enjoy a comfortable and intimate living zone, a sleek high end kitchen and meals area that contains quality stainless steel Westinghouse appliances, 40mm Caesar stone benches and glass splash back. The home comprises of three spacious bedrooms plus a generous study or ample fourth bedroom. All bedrooms feature built in robes as well as a master featuring its own ensuite with shower and vanity. A sizeable floor to ceiling tiled central bathroom services guests and the other two bedrooms. Enjoy a stunning low maintenance yard with a lush lawn, storage shed and covered pergola area, perfect for entertaining guests. This home also features a carport with rear backyard access. Other features of this property include: Wide frontage Ducted heating Split system cooling Linen closet Separate water closet High end finishes Hybrid floor boards 3kw solar panels 2500L water tank 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.