

**10 Mias Way, Epsom, Vic 3551**

**House For Sale**

Wednesday, 12 June 2024



10 Mias Way, Epsom, Vic 3551

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 206 m2**

**Type: House**



Brad Hinton  
0417537251



Molly Pontell  
0490846150

**\$375,000 - \$395,000**

Nestled in the heart of Epsom you will find this neat, tidy and affordable two-bedroom, one-bathroom home! Private, secure, and perfect for a single/couple, first home buyers or investor alike. The property boasts new carpet throughout, ducted gas heating and a reverse-cycle split-system air conditioner for year-round comfort. The home greets you with the main bedroom that is carpeted and has a two-door built-in robe with dual access to the main bathroom. The bathroom boasts a shower, bath, vanity, and separate toilet, offering practicality and privacy! The second carpeted bedroom is adjacent and has a built-in-robe. The floor plan consists of an open-plan kitchen, living and dining area that flows seamlessly into a low-maintenance backyard with very little upkeep. The kitchen has modern cooking appliances including gas hot plates and an electric under bench oven, dishwasher, single sink, and ample cabinetry! The meals space is tiled and lets in plenty of sun with its big windows, there's a sliding door to the rear yard. The lounge is a quite spacious and is carpeted. The single lock-up garage is secure and has internal access, it is a very quiet and secure street frontage just metres from local parkland. Conveniently located, this property is just a stone's throw away from Epsom Village, schools and public transport options providing easy access to all amenities and services. The property is vacant and ready for new owners!!