

**10 Myna Street, Epping, Vic 3076**



**House For Sale**

Monday, 15 April 2024

10 Myna Street, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 572 m2**

**Type: House**



Kawal Gill  
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Gursahab Sandhu  
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**ESR: \$930,000 - \$950,000**

Welcome to your new sanctuary of style and comfort! Nestled in a peaceful neighborhood, this exquisite 3 bedroom, 2 bath and 2 car garage house offers an unparalleled lifestyle that's sure to captivate your senses. Enjoy a fully fenced swimming pool right in your backyard. It's perfect for a refreshing swim or for hosting fun poolside gatherings. Inside, you'll find newly renovated updated bathrooms and a laundry area, designed with your modern living needs in mind. This home is also environmentally friendly with 6.5kw solar panels and smart switches to save you money on energy bills. Step out to the backyard, where you can relax on the spacious deck or under the pergola. It's a great space for outdoor dining and enjoying the fresh air. Stay warm or cool evenings with fireplaces in the house. You'll have ample parking space with a garage and extra storage sheds in the backyard. The kitchen is equipped with everything you need for cooking, including modern European-style windows, an oven, and plenty of storage. Stay comfortable all year round with air conditioning in the house. The bedrooms come with built-in closets, providing ample storage space. This property is conveniently located close to schools, public transport, and entertainment options, making life easier. Your safety and privacy are ensured with a fully fenced yard. Additional improvements include high ceilings, a free-standing bathtub, sturdy tile work, and wall-to-wall tiles in the bathrooms. **HIGHLIGHTS:** • Renovated in 2021 • Extended Pergola • Double Glaze windows • 25sqm build • PVC 2 Way Open Shed With Shelves • Electronic Shutters • Fire Wall • Alfresco • Swimming pool 1.9 and 1.1 depth • Walking distance to Lyndarum Drive Woolworth • 5 minutes drive to Epping Train station Don't miss out on this incredible opportunity to own a piece of paradise. You are welcome to attend the open home inspections. For more information contact the listing agents of Vicland Realty. KAWAL GILL: 0413 132 316 \*Photo ID Required at All Inspections \*Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. 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, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.