

# 11 Cavalier Court, Epping, Vic 3076

Rata & Co.

## Sold House

Friday, 11 August 2023

11 Cavalier Court, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 531 m2**

**Type: House**



Mario Tucci  
0394657766

**\$685,000**

This gorgeous family home set on a generous allotment of 531m<sup>2</sup> (approx) is ideal for families, first home buyers and investors alike. Well-kept both inside and out, enjoy all the comforts the home has to offer whilst being perfectly situated just moments from amenities. Comprising of three good-sized bedrooms with built-in robes (master including a walk-in robe and full ensuite), a lovely bathroom with a separate bath and shower and a sizeable open plan living and dining area, adjoining the well-appointed timber kitchen offering quality appliances and a breakfast bar. From here, make your way outside to the decked, undercover alfresco area, amazing for entertaining all year round. The ample sized backyard only adds to the charm of the home and provides a perfect area for the kids to play and enjoy. Additional features include a double carport, ducted heating, evaporate cooling, plantation shutters and a stunning cathedral ceiling in the living area. Conveniently located just moments from Westfield Plenty Valley Shopping centre, Epping and South Morang train station, reputable primary and secondary schools, childcare facilities and parklands/ reserves. A charming home not to be missed. Explore more upon inspection today! 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.