

**13 Rufus Street, Epping, Vic 3076**

**McGrath**

**Sold House**

Friday, 11 August 2023

13 Rufus Street, Epping, Vic 3076

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 769 m2**

**Type: House**



Michael Chan  
0383129222



Nick Bianchin  
0383129222

**\$1,005,000**

In an Activity Centre Zone 1 pocket of Epping with wide streets and abundant amenities sits an exceptional development opportunity on an impressive 769sqm approx. allotment (STCA). Offering a prime opportunity to further capitalise, this property comprises two separate self-contained dwellings. Centrally located, it's a walk to shops, transport and quality schools.- Two separate dwellings, each with 3 bedrooms and 1 bathroom- Immense potential to develop and rebuild (STCA)- Ample off-street parking via front and side driveway, plus undercover carport- Generous garden highlights scope on a grand scale- Moments away from Pacific Epping, Epping Train Station, McDonalds Road buses, quality schools, parkland and easy access to major arterials- Enjoy the benefits of dual income whilst exploring your options- Excellent prospect for both astute investors and developers