

**17 Noble Drive, Epping, Vic 3076**

— Rata & Co.

**House For Sale**

Saturday, 4 May 2024

17 Noble Drive, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 566 m2**

**Type: House**



Rob Stefanovski

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## **AUCTION ESR \$575,000 - \$630,000**

Discover an affordable foothold in a fabulous neighbourhood located only 900 metres to Epping Train Station and also walking distance to St Monica's College, 556 bus route, Dalton Village shopping centre and Pacific Epping. This 3 bedroom home boasts light-filled interiors showcasing a flexible floorplan featuring formal and informal living area, 2 way bathroom, evaporative cooling, formal lounge/dining and kitchen meals area flowing directly out to an amazing undercover entertaining space to enjoy with guests under the alfresco where they can share outdoor wood fired pizza and bbq combo. This home presents a great opportunity to add your personal touches and would make a great first home or investment being set on a generous 566m<sup>2</sup> block with landscaping and long driveway leading to a large double garage. 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.