

**17 Rockfield Street, Epping, Vic 3076**



**House For Sale**

Wednesday, 10 April 2024

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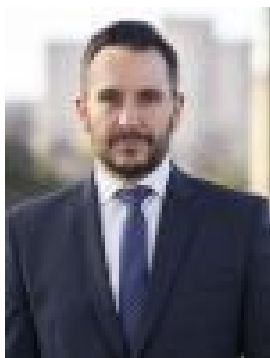
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 521 m2**

**Type: House**



Daniel Temos

0413635524

## **AUCTION \$650,000 - \$700,000**

Nestled behind a modern façade amidst beautifully landscaped gardens, this three-bedroom plus study family home merges style with functionality. Upon entering from the front, you'll meet a spacious foyer with adjoining formal lounge, providing an immediate sense of being at home. At the heart of the residence is the kitchen - a culinary haven boasting stainless steel appliances and a Caesarstone benchtop breakfast bar. The kitchen opens onto an open-plan family and dining area that seamlessly connects with the rear garden. Complete with covered alfresco deck, BBQ area and vast landscaped backyard, it's ideal for entertaining your extended family and friends. Three bedrooms are zoned to perfection, with the master bedroom boasting double-door entry with a full ensuite and walk-in robe. The two remaining bedrooms are zoned to the hallway and encircle a family bathroom and separate toilet. This home is ideally situated moments from Harvest Home Primary, Edgars Creek Secondary, Aurora Village and Lyndarum town centre. It also offers easy access to public transport, the freeway, walking tracks and picturesque parklands. Other notable features include split-system air conditioning, ducted heating, a double garage and clever storage solutions throughout. Currently tenanted until August 2025, this astute investment will deliver immediate returns, with the option to transform it into your own abode down the track.