

# 2 Tyler Court, Epping, Vic 3076

Rata & Co.

## House For Sale

Saturday, 24 February 2024

2 Tyler Court, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 540 m2**

**Type: House**



Maria Sapkaroska  
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## AUCTION Sat 6 Apr 1:00pm

Discover the charm of this family home in Epping Central! Immaculately presented and hosting a range of modern features this property is for those who love to entertain all year round and prefer a low maintenance lifestyle !!! Situated within minutes to Epping Train Station & adjoining bus services, shopping precincts including Epping Plaza & Greenbrook Shopping Village, local primary/secondary schools, parklands, sporting facilities, childcare centres, medical clinics, cafe/restaurant/take away eateries and so much more, this truly is a must-see property that will have you ticking all the right boxes upon inspection !!! Comprising: - 3 Bedrooms - Built In Robes - Polished Floor Boards - Ducted Heating - Evaporative Cooling - Undercover Entertainment Area - Outdoor Rumpus Complete With Kitchen - Shed - Remote Roller Door - On Site Parking Other features include a sun filled timber kitchen complete with quality appliances & ample cupboard/bench space, large adjoining open tiled meals area, separate spacious front L-shaped lounge/formal dining area, central bathroom, quality fittings, outdoor enclosed rumpus room complete with separate kitchen, onsite parking via court entrance and all this tastefully completed with a low maintenance rear yard perfect for unwinding in after a hard day's work ! 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.