

**23 Camouflage Drive, Epping, Vic 3076**

Rata & Co.

**House For Sale**

Friday, 22 March 2024

23 Camouflage Drive, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 315 m2**

**Type: House**



Mario Tucci  
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## AUCTION Sat 20 Apr 12:30pm

Set in the highly sought out North Epping pocket is this beautiful, move-in ready home! Comprising of a unique layout, you will find well-proportioned rooms throughout, quality fixtures, a modern design and space for entertaining. Upon entry you will be greeted into the large living room filled with an abundance of natural light which seamlessly flows through to the dining area, completed by the stunning kitchen which features quality s/s appliances, stone benchtops, dishwasher, breakfast bar and ample storage/ bench space. As you journey through to the rear of the home you will find three robed bedrooms, with the master including a walk-in robe and full ensuite and the lovely family bathroom. The outdoors area comprises of two zoned spaces, with the first being the enclosed alfresco area accessed from both the dining area and master bedroom. This is the perfect space for year round entertaining. Lastly, the well-manicured backyard allows the kids to play and enjoy the sunshine. Additional features include a lock up garage with internal access, plantation shutters, a study nook, ducted heating and split system cooling. Located in a family friendly and convenient location, find yourself just moments from Aurora shopping village, reputable schools, childcare facilities, public transport, tranquil parklands and easy access to major road networks. An opportunity ideal for first home buyers, families and investors alike. Get in touch today to secure this wonderful opportunity! 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.