

**23 Paul Crescent, Epping, Vic 3076**



**Sold House**

Saturday, 23 September 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 750 m2**

**Type: House**



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**\$830,000**

A sought after location defined by the leafy backdrop of Findon Creek's parkland and trail complements the welcoming character and comfort of this well-planned, impeccably presented single level home. Two generous, separate living and dining domains with the potential to be closed off and made into a 4-bedroom home, its counterpart created with everyday family enjoyment in mind, are served by a central open-plan kitchen equipped with broad bench-tops, ample storage and the timber tones of its cabinetry. A main bedroom with a bay window, substantial walk-in robe and ensuite is zoned on its own, desirably distinct from two additional bedrooms that share a fully tiled, family sized spa bathroom. A separate laundry, ducted heating and evaporative cooling and a combination of plush carpets and polished timber floors further enhance the indoor proportions of a property that's surrounded by attractive front and rear outdoor dimensions. The paved patio entertaining area, with nothing but parkland beyond, is a huge asset while roller shutters, a double garage and extra parking contribute extra appeal. Reach Paul Park Playground, schools and Epping North shopping and Epping Plaza in moments.