

**28 Derby Drive, Epping, Vic 3076**

**LOVE & CO**

**Sold House**

Friday, 29 September 2023

28 Derby Drive, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 562 m2**

**Type: House**



Roger Pettinella  
0394044955



John Gioftsidis  
0394044955

**\$656,000**

UNDER CONTRACT Located for maximum convenience, this largely original yet completely comfortable home presents a fabulous first home or investment opportunity with huge transformation potential. Features include a formal entry, a large lounge room, and a kitchen with a spacious meals area that has sliding door access to a bonus side yard. This home caters to family needs, offering three good-sized bedrooms with built-in robes, including a master with its own ensuite. Enjoy recently installed ducted heating, a secure double garage and a child-friendly backyard. Located within walking distance to the Greenbrook Shopping Centre, be amongst multiple school choices and catch the 556 bus that's almost on your doorstep. Experience many more benefits of this fabulous central location, including the vibrant Westfield Plenty Valley and nearby train stations. On a corner allotment of 562m<sup>2</sup>, this a value-packed opportunity for smart buyers/investors with a vision .....