

# 29 Wotan Drive, Epping, Vic 3076

Rata & Co.

## Sold House

Friday, 3 November 2023

29 Wotan Drive, Epping, Vic 3076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 319 m2

Type: House



Tony Lombardi  
0433223278



Mario Tucci  
0394657766

**\$726,500**

Set in an impeccable location is this well-kept family home offering spacious proportions, multiple living areas and outdoor entertaining zones. Together with the flowing floor plan, this home is an ideal buy for first home buyers, growing families and investors alike. Upon entry to the first level, you will be greeted into the open plan living and dining area which seamlessly flows through to the timber kitchen which offers a dishwasher, s/s appliances and ample storage/ bench space. Also find on this level the master bedrooms comprising of a WIR and full ensuite, separate laundry with a toilet and access to the good-sized, undercover alfresco area which provides the ideal entertainers area. Make your way upstairs to find the remaining three, robed bedrooms, a retreat area and family bathroom with a separate bath and shower. Additional features include a lock-up garage with internal access, off-street parking Infront of the garage, ducted heating, roller shutters and manicured gardens. Located just moments from major amenities including Westfield plenty valley shopping centre, South Morang train station, reputable primary and secondary schools, recreational facilities, parklands and easy access to major road networks. 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.