

# 3 Clunes Place, Epping, Vic 3076

LOVE & CO

## Sold House

Saturday, 30 September 2023

3 Clunes Place, Epping, Vic 3076

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 533 m2

Type: House



Jim Kalakias



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**\$802,000**

Nestled in serene cul-de-sac, this remarkable residence is now available for the first time in four decades. Impeccably maintained, this home enjoys an enviable location adjacent to Peppercorn Reserve and the picturesque Darebin Creek trail. Offering the perfect blend of tranquillity and convenience, it is within walking distance of Epping train station and esteemed schools. The ground floor boasts a formal lounge and dining room, seamlessly transitioning into a central kitchen and meals area. Here, you will discover four generously-sized bedrooms, including a master suite complete with an ensuite and walk-in robe. An additional bathroom serves the remaining three bedrooms. Ascending the stairs, you'll find a fifth bedroom, a spacious rumpus room, and a dedicated study. Step outside into the delightful garden oasis, complemented by a double tandem carport and a substantial storage shed. Notable features include ducted heating, a split-system air conditioning unit, a dishwasher, and a charming terracotta roof. Enjoy the ease of access to nearby shops, schools, and transportation.

- Tranquil cul-de-sac location with Peppercorn Reserve and Darebin Creek trail nearby
- Walking distance to Epping train station, schools, and shops
- Spacious formal lounge and dining areas
- Central kitchen with meals area
- Four ground-floor bedrooms, master with ensuite and walk-in robe
- Additional ground-floor bathroom
- Four bedrooms, rumpus room, and study on the upper level
- Lovely garden space
- Double tandem carport and a large storage shed
- Ducted heating and split-system air conditioning
- Dishwasher
- Charming terracotta roof design

Due diligence checklist - for home and residential property buyers <http://www.consumer.vic.gov.au/duediligencechecklist>