

30 Loca Circuit, Epping, Vic 3076



Townhouse For Sale

Friday, 19 April 2024

30 Loca Circuit, Epping, Vic 3076

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Lucky Verma
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Auction on 18th May @2.00pm

Auction Location: 30 Loca Circuit, Epping Vic 3076 This modern townhouse hits you with the trifecta of attractive real estate – flawless design, easy manageability and a handy location. It's a sublime way to enter the property market, or an attractive, easy-to-rent investment for anyone looking to expand their portfolio. Upon arriving you'll note the eye-catching façade of the two-level build. A low care front yard sits astride the paved driveway that leads to the remote lockup garage, while a covered front porch invites you in. Entering the home and there's a seamless flow through to the open plan living, dining and kitchen area. Wall-to-wall tiles unite this modern, flexible space, which is as easily suited to entertaining as to quiet evenings in. A split-system air con unit provides comfort all year round. There's a laundry and a powder room downstairs too. The galley kitchen has ample bench and cupboard space, while boasting a dishwasher, gas cooktop with rangehood, double sink and an oven. There's easy access through glass sliding doors to the tidy courtyard. Fully fenced and hosting a garden shed and a paved patio, it oozes potential. Upstairs you'll find the two generous bedrooms. Both are carpeted and air conditioned, coming with built-in robes and large windows that let the natural light in. They have easy access to the central bathroom, which has a shower, toilet and vanity. It's just a short drive to Aurora Village shops, where you'll find a Coles, Aldi, Liquorland and numerous other amenities and outlets. Close proximity to Harvest Home Primary School, Edgars Creek Primary, Edgars Creek Secondary College and childcare facilities. There are a number of parks nearby, and you'll love the easy access to the Hume Freeway. If this exceptional opportunity catches your eye, get in touch with the Ristic team today. We're here to answer your questions! Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist> Disclaimer: While we have made every effort to ensure that information provided about the above property is accurate, it has been provided to us by the Vendor and other sources. We, therefore, do not accept responsibility for its accuracy and strongly advise all interested parties to obtain independent advice and make their own inquiry before proceeding.