

# 31 Ambrosia Close, Epping, Vic 3076

Rata & Co.

## House For Sale

Wednesday, 27 December 2023

31 Ambrosia Close, Epping, Vic 3076

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 466 m2

Type: House



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## AUCTION Sat 3 Feb 3:00pm

Now is the time! Discover this rare opportunity, nestled in the Lyndarum Estate, that embraces the tranquility of the surrounding parklands whilst enjoying the convenience of a central location. A thoughtfully planned design, this home is perfect for first home buyers, growing families, and downsizers that relish spreading out to enjoy their own time, as well as generous spaces for everyone to come together. A formal lounge and dedicated study room sit perfectly at the front of the home. As you are greeted by the central kitchen offering ample storage space, s/s apps, cooktop, and dishwasher. The living room with adjoining large meals flowing aimlessly outside to an undercover alfresco area, perfect for the entertainer. Take in the well-manicured yard space, set up for the kids to play. While enjoying the added bonus of a 5 car lockup undercover garage space. Ideal for storage, tool shed, man cave etc... The comforting master bedroom provides a walk-in robe, and impressive ensuite with double basin. Each of the 2 additional bedrooms have built in robes with a dedicated central bathroom plus bathtub and separate toilet. Enjoy a short stroll to Lyndarum shopping Centre, transport hubs, plus local primary and secondary schooling at your fingertips. Close proximity to Epping station, Epping Plaza & Costco that make living local that little bit easier! Sitting on 466m<sup>2</sup>, enjoy the additional features of heating/cooling, ceiling fans, built in study desk, drive through access and extra off street parking! 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.