

**331A Findon Road, Epping, Vic 3076**



**House For Sale**

Tuesday, 13 February 2024

331A Findon Road, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 547 m2**

**Type: House**



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## **Auction Sat 9 Mar 1pm**

Situated on a verdant, tree-lined block in the family-oriented neighborhood of Epping, this tranquil family residence meets all requirements for comfort and convenience. It is an ideal choice for a first home or a robust investment. The property is centrally located near highly-regarded schools, tranquil trails, and public transportation links, promising a promising future. The meticulously maintained front yard provides privacy and tranquility. The entrance leads to a spacious formal living room and charming bay windows strategically positioned to capture the warm northern sunlight. Further inside is the separate dining area designed for family meals. It is serviced by a well-equipped kitchen, wall oven, gas cooktop, abundant storage space and a large bench that can accommodate breakfast bar seating. The house comprises three comfortable bedrooms with built-in robes. These are served by a full family bathroom complete with bathtub, shower and mirrored vanity unit. Additionally, there is a separate toilet and laundry room. For entertainment purposes, there is an expansive undercover alfresco area equipped with BBQ facilities that opens onto the large grassy backyard complete with garden shed and storage area. Stroll to local parks, playgrounds and tranquil walking and cycling trails through The Lakes Reserve. It's just 500m (approx) to Meadowglen Primary and Mill Park Secondary College, and only minutes to further fantastic schooling options as well as Parade College, RMIT Bundoora and La Trobe University. Westfield Plenty Valley is moments away for all of your shopping needs, plus South Morang Station for effortless transport down into the city. Explore the nearby Plenty Gorge Parklands and Mill Park Recreation Reserve, or enjoy easy access to Pacific Epping, Costco Epping, Northern Hospital and the M80.