

**34 Shields Street, Epping, Vic 3076**

— Rata & Co.

**Sold House**

Saturday, 28 October 2023

34 Shields Street, Epping, Vic 3076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 456 m2**

**Type: House**



Ravi KC  
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Ron Singh  
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**\$775,000**

Nestled in a quiet location within the highly sought after Aurora Estate, close to Aurora Village Town Centre which consists of multiple supermarkets, restaurants, medical centres, and other speciality stores. Throughout the dual level floorplan that's stylishly introduced by a spacious downstairs formal living area/lounge, flows onto an open living kitchen and casual meals space delivers appealing proportions, complemented by a stylish kitchen with S/S appliances including a dishwasher. Also offering a fourth bedroom with a built-in robe, large laundry, powder room and multiple linen storage cupboards. Up the staircase onto the first floor you will have access to a generous balcony from the master bedroom which also features an en-suite and walk in robe, one of three inviting bedrooms plus study nook. While the second and third bedrooms offer built in robes. Boasting a quality central bathroom big enough for the whole family. A massive double remote garage with side access adds an ideal conclusion in a location where everything is at your fingertips to ensure lifestyle enjoyment with parklands, communal tennis courts and basketball courts across the street. Other quality features include gas ducted heating, evaporative cooling, high ceilings and entertainment patio that will have you entertaining all year round and secondary and primary schools nearby. All this and so much more. Enquire Today! 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.