

**396 Harvest Home Road, Epping, Vic 3076**

— Rata & Co.

**Townhouse For Sale**

Friday, 24 May 2024

396 Harvest Home Road, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Emilia Faba

0410655145

## **AUCTION ESR \$470,000 - \$517,000**

Situated within the popular Aurora Estate which is jam packed with an abundance of local amenities including quality schools, shops, parklands and walking trails. This modern townhouse is located within walking distance to the Aurora Village shopping complex, Harvest Home Primary School, Milyan Way Park. With just a short drive you will also have easy access to the Hume Freeway, Pacific Epping, Northern Hospital and so much more. Featuring contemporary design and a neutral colour scheme, this well designed townhouse features an expansive living zone with clearly defined spaces including spacious meals area and well equipped kitchen. The kitchen features quality Salini appliances and an abundance of storage. Following on is a full sized master suite complete with large walk in robe and ensuite with tiled shower, toilet and vanity with raised basin. The ground floor features two good sized bedrooms, each with built in robes and are both serviced by a large central bathroom complete with tiled shower, large bath tub and vanity. Other features of this property include: Split system cooling Rinnai wall mounted heating Two balconys Double car remote garage Laundry with water closet 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.