

# 4 Oriano Street, Epping, Vic 3076

Rata & Co.

## Townhouse For Sale

Wednesday, 29 November 2023

4 Oriano Street, Epping, Vic 3076

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Michael Cananzi  
0413857837



Julian Vocale  
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## **AUCTION Sat 23 Dec 10:45am**

Beautifully built and designed masterpiece that will take your breath away. This home features a well-thought-out floor plan that maximizes space and functionality. Upon entry, you'll be captivated by the high ceilings, creating a spacious and open atmosphere. two great-sized bedrooms, each equipped with split system heating and cooling to ensure your comfort all year round and walk-in robes, providing ample storage space for all your belongings. Modern and centrally positioned bathroom upstairs servicing both bedrooms. The heart of this home lies in its contemporary kitchen, which is equipped with stainless steel appliances, a stunning stone benchtop, and ample storage space, this kitchen will exceed your expectations. As you journey outside, you'll be greeted by a sizeable rear yard, perfect for enjoying the fruits of your harvest or simply relaxing in the sun. But the perks of this home don't stop there. It is superbly positioned, providing easy access to Primary and Secondary schools, Cafes, Pacific Epping Shops, Northern Hospital, Hume freeway access, and multiple other amenities that Epping has to offer. Don't miss out on this incredible opportunity. Inquire today! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://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](https://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.