

40 Broadleaf Drive, Epping, Vic 3076

House For Sale

Tuesday, 12 March 2024



40 Broadleaf Drive, Epping, Vic 3076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 464 m2

Type: House



Alen Hewson
0467632278



Sam Dayoub
0433555556

ESR: \$630,000 - \$690,000

Transcending the ordinary with its discerning attention to meticulous detail, this 4-bedroom, 2-lounge Edgars Creek home delivers the practical family delight you've been dreaming of, with meticulous craftsmanship flourishing throughout its refined family-focused design. A striking facade hides beyond formal topiary gardens, unveiling an interior of contemporary grandeur with decorative cornices to its high ceilings and exquisite detailing flourishing underneath. Zoned dining, family and rumpus spaces create an expansive atmosphere, served by a gourmet kitchen housing 900mm cooking appliances and a dishwasher amongst an equally impressive array of cabinetry and bench space. A terrace to the northern side introduces a stunning rear garden crafted for sunbathed relaxation, with a separate covered alfresco area encased in European-influenced greenery. Tailored respite continues into the four robed bedrooms, led by the main suite with its walk-in robe and divine ensuite, with the remainder served by a full-sized bathroom, toilet and laundry. Dressed with split-system air conditioning, ducted heating, ceiling fans, premium floor-to-ceiling drapes, rare gated side access for a boat or caravan, an alarm and security camera system, fruiting trees, and a double garage, it sits in a prime setting directly opposite Edgars Creek, a short walk from Harvest Home Primary and Aurora Village, and within easy reach of Hume Freeway access and Pacific Epping.