

43/12 Kirkland Court, Epping, Vic 3076

Rata & Co.

Unit For Sale

Wednesday, 14 February 2024

43/12 Kirkland Court, Epping, Vic 3076

Bedrooms: 2

Bathrooms: 1

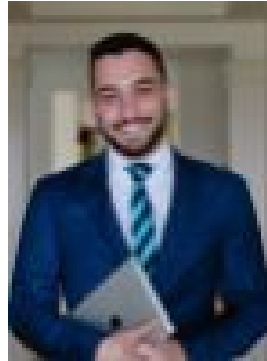
Parkings: 1

Area: 115 m2

Type: Unit



Emilia Faba
0410655145



Michael Cetrola
0497808484

\$360,000 - \$390,000

Located within walking distance to an abundance of some of Epping North's best infrastructure and amenities including the Lyndarum Shopping Complex, Hayston Park, Rose Garden Early Learning Centre, multiple bus stops and medical centres. This property is also just a short drive away from several other amenities including multiple schools, shopping centres, restaurants and eateries and train station including Epping Station, Pacific Epping Shopping Centre, Aurora Shopping Village, Northern Hospital and Casa D'Abruzzo Club. Positioned within a tight knit community is this cozy low maintenance home. Offering an open plan layout with zoned living, meals and kitchen area. The well proportioned kitchen contains ample storage and stainless steel Elfa appliances which overlooks the covered alfresco and easy to maintain rear courtyard. The property features two good size bedrooms in total each with built in robes and are both serviced by a well designed central bathroom that contains a sink vanity, toilet and shower/bathtub combination. There is also a European style laundry, Fujitsu Split system for heating and cooling, an 8 panel solar system, reserved car spot and multiple guest parking spots. This is the perfect property for first home buyers, investors and downsizers. PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - 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. 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.