

5/40 Cottage Boulevard, Epping, Vic 3076

Rata & Co.

Unit For Sale

Thursday, 13 June 2024

5/40 Cottage Boulevard, Epping, Vic 3076

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Leon El Assaad
0423588621



Andrew DeSanto
0416574839

\$480,000 - \$528,000

Boasting street frontage in a family friendly location, with easy access to walking trails, Epping North shops, and local schools, this delightful home offers smart living for those with a busy lifestyle. Featuring two generous sized bedrooms including master with direct access to the shared bathroom, and an open plan living/dining space with adjoining kitchen that boasts stainless steel appliances and loads of bench and cupboard space. An easy to maintain rear yard suits a busy lifestyle, and the lock up garage with internal access provides convenience and security. Ducted heating and garden shed complete the package. Perfect for first home buyers, downsizers, retirees and investors, this is the perfect opportunity to move right in or rent right out. The choice is yours! Enquire today! 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.