

**8 Nuthall Way, Epping, Vic 3076**



**House For Sale**

Friday, 26 January 2024

8 Nuthall Way, Epping, Vic 3076

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 623 m2**

**Type: House**



Michael Assaad  
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Hayden Assaad  
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**\$870,000 - \$950,000**

Standing as one of Horizons Estate's most comprehensive homes, this 4-bedroom, 4-lounge residence delivers 38 squares of refined living across 622 sq. metres (approx.) of refined gardens, with a fully-kitted theatre room and a triple garage under the roofline headlining its distinguished appeal. The perfect trifecta of vast and separate living spaces defines its spacious and vibrant ground-floor design, with formal and rumpus living spaces surrounding a centralised open-concept design where family life truly takes hold. A chef-ready stone kitchen with a 900mm gas cooker, dishwasher, and walk-in pantry will delight the entertainer, sweeping out through bi-fold doors to a covered leisure terrace and a spacious yard with a built-in firepit zone. The fun factor continues on the discreet upper floor, where a skylit theatre room with a screen, projector and speakers invites gold-class relaxation with family and friends. Four robed bedrooms are just as discreet to the quieter side of the home, led by the main bedroom with its full ensuite and walk-in robe. Incredible living is enhanced with a triple garage under the roofline with through access, 3 phase power, a rainwater tank, a 5.2 x 3.6m (approx.) shed, refrigerated heating/cooling, an alarm system, and a magnificent Horizons position only moments from Epping Views Primary, Wollert Secondary, Epping North Shopping Centre, Aurora Village, Epping RSL and easy Hume Freeway access.