

88 Derby Drive, Epping, Vic 3076

— Rata & Co.

House For Sale

Saturday, 18 November 2023

88 Derby Drive, Epping, Vic 3076

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 535 m2

Type: House



Mario Tucci
0394657766

AUCTION Sat 16 Dec 2:45pm

Updated to provide all the modern comforts is this centrally located, four bedroom home. Providing a perfect first/ family home or investment opportunity, the location of this home is sure to entice with amenities just moments away including Westfield plenty valley, South Morang and Epping train station, reputable primary and secondary schools, recreational facilities and beautiful parklands. Upon entry, you will greeted into light-filled living room, which provides access to the lovely, updated kitchen which offers quality appliances, a breakfast bar and adjoining dining area. Make your way through to find three robed bedrooms serviced by a family bathroom. Additionally, the Grande master can be found at the rear of the home, which offers a walk-in robe and full ensuite. Outdoors you will find an abundance of space for the kids to enjoy the sunshine. A large patio area provides a perfect entertainers space, or can also be used as a double carport area. A double garage, off street parking and well-manicured gardens add to the convenience and charm of this home. Additional features include a retreat/ study area, evaporative cooling and split system heating/ cooling. An opportunity not to be missed by first home buyers, families and astute investors. Get in touch today to secure this wonderful opportunity! 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.