

# 9 Calveley Place, Epping, Vic 3076

Rata & Co.

## Townhouse For Sale

Thursday, 16 November 2023

9 Calveley Place, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



Rose Mickoska  
0402779055

**\$495,000 - \$544,500**

Investors and First Home buyers - here is an outstanding opportunity to buy in beautiful Epping North, surrounded by parks and walking trails, Aurora Shopping Village, local amenities and schools plus easy access to the M80 Ring Road. Secure garage plus drive thru access to carport provide ample car accommodation with internal access, ensuring convenience and security. Two bedrooms downstairs share a central bathroom plus each have their own split system heating/cooling for climate control. Upstairs, the open plan offers a living/dining area that leads out to the balcony, and the integrated kitchen boasts stone benches, ample storage and modern appliances. The upstairs bedroom also enjoys its own split system unit, plus easy access to the main bathroom. High ceilings, neutral tones, timber flooring and large windows ensures a delightful palette that is easy to personalise and make it your own. Outside you will find a low maintenance, private courtyard that includes washing line, water tank and garden shed, whilst still leaving space for outdoor enjoyment. A perfect investment to add to any portfolio, an excellent opportunity for first home buyers and a delightful low maintenance choice for busy lifestyles, this home will appeal to all smart purchasers. Enquire today. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://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](http://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.