

**90 Loxton Terrace, Epping, Vic 3076**

— Rata & Co.

## House For Sale

Thursday, 25 April 2024

90 Loxton Terrace, Epping, Vic 3076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 747 m2**

**Type: House**



Emilia Faba

0410655145

## AUCTION Sat 25 May 3:15pm

Five full size bedrooms, enviably located within one of Epping's finest pockets, thanks to its quiet streets, peaceful surrounds and its direct access to a plethora of amenities including multiple primary and secondary schools, shops, parks, walking trails, public transport and other recreational facilities. Offering a serene and tranquil setting, with mature gardens and complete privacy, this is the perfect place to call home. Featuring an expansive floor plan that consists of multiple living zones and five good sized bedrooms, perfect for a growing family. A large master suite comprising a sizeable walk in robe, custom drapery, well designed ensuite complete with tiled shower and spa bath. The four remaining bedrooms all feature built in robes and are all serviced by a large central bathroom. At the heart of the home is an expansive kitchen, meals and living area that would make entertaining a breeze. This area overlooks a serene and private backyard complete with covered alfresco gardens, water feature and low maintenance lawns. The well equipped kitchen contains stainless steel Bosch and Westinghouse appliances, double sink, island bench and ample storage space. The home also features a joint formal dining and lounge room as well as an additional rumpus room. Other features of this home include: Electric sliding gate with internal intercom Double car garage Mature gardens and synthetic turf Alarm system Lead light front door Evaporative cooling Split system heating Solar panels 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.