

# 2 Warin Walk, Epping, Vic 3076

Rata & Co.

## House For Sale

Sunday, 23 June 2024

2 Warin Walk, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Rametta  
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## AUCTION Sat 20 Jul 10:00am

Welcome to 2 Warin Walk, Epping, this well-appointed architecturally designed home is perfect for all home buyers and astute investors looking for a low maintenance home in a prime location, this is sure not to be missed. Be greeted upon entry with the presences of a large open plan kitchen, meals and living space with an abundance of natural light. The stylish kitchen features stone bench tops, luxury stainless steel appliances, ample cupboard space, along with walk in pantry. Perfect for the avid cook to host with the expansive living and dining area which leads to the well-manicured low maintenance gardens. Just perfect for entertaining family and friends all year round. On the second floor, you will find luxurious master bedroom including floor to ceiling sheer curtains, split system, walk in robe & ensuite, whilst remaining two bedrooms include built in robes, split systems and floor to ceiling sheer curtains, which are serviced by the large central bathroom along with a retreat/home office, perfect if you need to work from home or extra living space for the family to enjoy. That's not all, this is a 6 star energy efficient home with premium solar system and double glazed windows. Further features include ducted heating, remote access double car garage, low maintenance outdoor space, separate laundry & powder room. Positioned in the wonderful Aurora estate, you find yourself moments away from Aurora Village, Harvest Home Primary School, Edgars Creek Secondary School, Edgars Creek trail, several parks, public transport and easy and easy access to the Hume Freeway. So, if you are a home buyer or astute investor looking for a home that is low maintenance, stylish and in a great position, then this is one not to be missed. Inspection will impress! 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.