

# 30 Karagola Terrace, Epping, Vic 3076

LOVE & CO

## House For Sale

Saturday, 10 February 2024

30 Karagola Terrace, Epping, Vic 3076

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 312 m2

Type: House



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## AUCTION 2nd March @ 12.30pm

Here is an exciting opportunity for a lucky buyer to secure this modern and cleverly designed, boutique family home that delivers on style, space and sought after convenience, perfectly positioned in an enviable and highly sought after lifestyle location, where you are within minutes to the area's finest amenities. Offering a great step into the market for first home buyers, young families, a superb downsizing opportunity or a great addition to an investor's portfolio. Surrounded by open green spaces, picturesque family recreational parks and nature reserves, central to plenty of shopping options including, Aurora Village, Lyndarum Town Centre, Pacific Plaza Epping Shopping/ Dining/ Entertainment Precinct, local schools, public transport, Medical facilities and easy access to the M31 Hume Freeway Network. Ready to move in and simply enjoy, the clever layout introduces study room or work from home office setup, 3 carpeted bedrooms with built in robes, master with full ensuite, walk in robe, central family bathroom with bathtub, stylish kitchen equipped with gas cooktop/ electric oven, dishwasher, island breakfast bar, generous light filled meals/dining family living area and separate laundry. Step outside to the fabulous, all seasons covered alfresco area, the perfect space to relax, entertain and enjoy all year round with a very desirable northern rear aspect and plenty of room for a spot of gardening. Features include

- Ducted heating
- Split system climate control
- Light fittings and window furnishings
- Security shutters
- Auto door garage with rear roller door access
- Garden shed
- Low maintenance gardens