

# 31 Healey Drive, Epping, Vic 3076

Rata & Co.

## House For Sale

Sunday, 23 June 2024

31 Healey Drive, Epping, Vic 3076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 703 m2

Type: House



Mario Tucci  
0394657766

## AUCTION Sat 20 Jul 12:00pm

This quality family home located in a tightly held pocket of Epping provides convenience in every way! Showcasing an impressive design with spaciousness throughout, multiple living zones and space for entertaining, this home is sure to be kept in the family for many years to come. Upon entry to the home you will immediately feel a sense of grandeur, setting the precedence of what you are to find as you journey through. The formal lounge is found to the left, where as the separate study will be found to your right before you continue through the light-filled open plan living and dining area. Accompanied by the chef's kitchen, including a walk-in pantry, dishwasher and ample storage/ bench space. From here access the impressive outdoors area which features a Grande undercover patio area, ideal for entertaining family and friends throughout the year. Additionally, completed with a spa and ample sized yard. Upstairs provides the ultimate family haven, where bedroom accommodation can be found including three bedrooms completed with walk-in robes and the amazing master suite including a walk-in robe, full ensuite with a bath and double-vanity and a private retreat area. A central family bathroom and another living area service the bedrooms. Additional features include a double lock up garage with internal access, a powder room, separate laundry, outdoor shed, evaporative cooling and ducted heating. Find yourself just moments from Pacific Epping and Westfield Plenty Valley shopping centers, public transport, reputable schools, gorgeous parklands and a short drive to nearby freeway access. The true beauty of this home can be seen upon inspection, where you can explore even more this stunning home has to offer. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://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](https://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.