

**1/11 Lloyd Avenue, Epping, Vic 3076**

Rata & Co.

**Unit For Sale**

Saturday, 29 June 2024

1/11 Lloyd Avenue, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 282 m2**

**Type: Unit**



Ron Singh

0404737577

## AUCTION Sat 20 Jul 12:30pm

Nestled in a tranquil location, this home offers a serene setting with easy access to public transportation, with the train station and bus stop within walking distance & minutes away from the Epping Plaza shopping precinct, offering an array of shops & restaurants. Be amazed by the convenience of High Street Shops, Epping Train Station, local bus services, Epping Primary School, St Monica's Secondary College and nearby parklands are all easily within reach. Featuring three spacious bedrooms, the residence exudes a sense of comfort and practicality. Including timber floors, a custom-built kitchen, with spacious bench top, creating a functional and stylish space. A chef's delight. A spacious dining area provides a welcoming atmosphere for family gatherings, while the lounge area boasts a split system heating and cooling unit ensuring comfort in all seasons. Extra storage space is available to meet practical needs. Car accommodation is ample, with a convenient and long driveway. For added convenience, the property is a short drive away from the Northern Hospital, ensuring quick access to healthcare facilities. This fantastic family home is priced well, presenting a rare & affordable opportunity that should not be missed! 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 Apply - please refer to the contract of sale and vendor statement for material facts and seek legal advice if required. 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.