

**1/15 Edith Street, Epping, Vic 3076**

Rata & Co.

**Unit For Sale**

Friday, 5 July 2024

1/15 Edith Street, Epping, Vic 3076

**Bedrooms: 2**

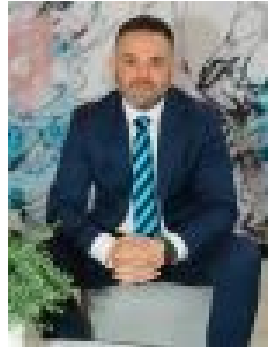
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Leon El Assaad  
0423588621



Andrew DeSanto  
0416574839

## ESR \$390,000-\$429,000

A lifestyle oasis peacefully tucked away in a sought-after pocket of Epping, this home offers a fabulous opportunity to all first home buyers, downsizers, and investors. In a convenient location you are close to parklands, reserves and all the amenities. Being built and designed and appointed with easy living in mind, offering two bedrooms with BIR serviced by a central bathroom, kitchen with adjoining meals and family area, leading to a spacious low maintenance backyard. Only minutes away to schools, shops, local buses, parklands and a short drive to Pacific Epping, Epping train station, childcares, and health and recreational facilities. Extra features include split system heating & cooling, European laundry, plus so much more! 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.