



204/76 Epping Road Epping, VIC



2



2



1

## AFFORDABLE START

\*\*\*INSPECTION BY APPOINTMENT ONLY\*\*\*

All attendees MUST register to inspect this property.

Cleverly designed for modern living, this surprisingly spacious 2 bedroom apartment is a smart choice for first home buyers wanting to enter the property market and astute investors looking for a solid investment with low maintenance ease in a great lifestyle location, where everything you need is only minutes away. Superbly located in The Waratah Gardens Estate within walking distance to Woolworths Supermarket, Lyndarum Village shops, cafes, eateries, local schools, bus routes, recreational facilities and Pacific Epping Shopping Precinct is just a short drive away. Showcasing an intelligent floor plan, maximising natural light and space from a very desirable northern rear aspect, this stylishly appointed apartment is positioned on the top level and boasts fabulous picturesque views of the surrounds. Comprising 2 good sized bedrooms with built in robes, master with full ensuite and balcony access convenient 2way bathroom, open plan, stones finished kitchen with tiled splash back, stylish white cabinetry, gas cooktop/electric oven, island breakfast bar complimented by spacious meals/living area. Sliding doors open to the expansive terrace, adding another dimension to indoor/outdoor living, the

perfect place to relax, unwind and perfect for entertaining.

Features include

- Study
- ? High ceilings
- ? Split system heating/cooling
- ? Light fittings and window furnishings
- ? Plenty of cupboard space/storage
- ? Well fitted laundry
- ? Secure undercover parking

**Price:** \$350,000



**Sam Dirani**

0411 847 851  
sam.d@lovere.com.au



**Sam Dirani**

0411 847 851  
sam.d@lovere.com.au

# 204/76 Epping Road, Epping



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.



204/76 Epping Road

Epping, VIC