



41 Derby Drive Epping, VIC



### Perfectly Positioned

Nestled in a highly sought-after location, this charming 3-bedroom home offers the perfect combination of comfort, convenience, and lifestyle. With its thoughtful design and proximity to essential amenities, it's an opportunity not to be missed.

Step inside to discover a light-filled interior featuring three spacious bedrooms, all designed for comfort and practicality. The home boasts ducted heating and evaporative cooling, ensuring year-round comfort for the whole family. A central bathroom, functional kitchen with ample storage, and an inviting living area provide the perfect space for everyday living and entertaining.

The outdoor space offers a low-maintenance backyard, ideal for relaxing or hosting gatherings, while the secure single-car garage provides convenience and peace of mind.

**Price:** SOLD - \$686,250



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