



57 Memorial Avenue Epping, VIC

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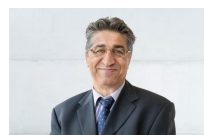
**ACTIVITY ZONE LAND HOLDING - First-time offered in blue chip Epping pocket.**

**Price:** \$950,000

Love & Co proudly presents 57 Memorial Avenue, Epping ? an exceptional opportunity for home buyers, investors, and developers alike. Positioned on a substantial 912sqm (approx.) allotment within the Activity Zone, this elevated triple-fronted cream brick residence delivers immediate comfort with exciting future potential. Offered for the first time, this classic home is move-in ready while providing outstanding scope for redevelopment (STCA).

**Property Highlights:**

- Expansive 912sqm (approx.) block in Activity Zone
- Ideal for owner-occupiers seeking a large rear yard
- garage with brick facade
- three good size bedrooms
- Spacious living areas filled with natural light
- Polished timber floorboards



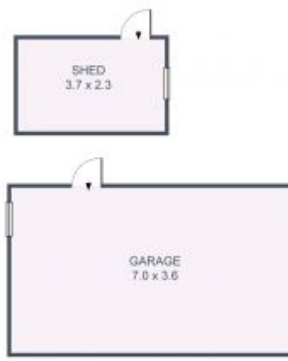
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GROUND FLOOR



(NOT IN POSITION)



SITEPLAN

Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.