



8/7 Kalman Road Epping, VIC

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## An Incredible First Home

Peacefully secluded in a prized Epping neighbourhood, minutes from public transport, local shopping/dining including Westfield Plenty Valley and parklands, a dream lock-and-leave lifestyle is yours to own, with the purchase of this wonderful townhouse which delivers all the space you need on a very manageable scale.

The radiant interior welcomes you with an open plan kitchen, dining, and living domain that seamlessly links to a generous grassy courtyard. The immaculately presented kitchen displays ample storage and counter space, along with modern appliances. Upstairs houses three grand bedrooms with built in robe storage alongside by a family bathroom with a separate bathtub and shower.

Added highlights also include a full-sized laundry, guest powder room, plush carpets and durable tiles, split system heating/cooling units, ceiling fan, pendant lighting and a remote garage with roller door access to courtyard.

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| <b>Price:</b>   | \$500,000 - \$550,000                                                            |
| <b>Inspect:</b> | Saturday, 8th August 2026 11:00 - 11:30<br>Tuesday, 11th August 2026 5:00 - 5:30 |
| <b>Auction:</b> | 2026-08-29                                                                       |
| <b>Details:</b> | 12:30:00                                                                         |



**Jim Kalakias**

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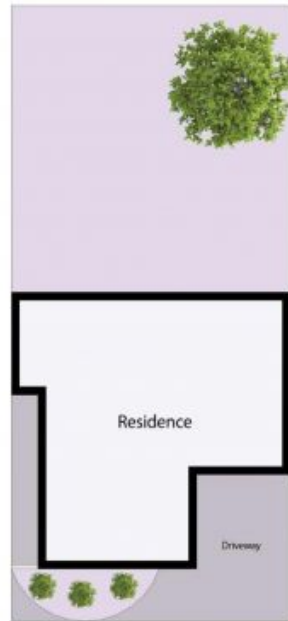
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Ground Floor



First Floor



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.



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