



26 Childs Road Epping, VIC

4 2 10

## COMBINED INDUSTRIAL AND LIVING SPACE

A rare and outstanding opportunity for smart buyers and astute investors to acquire this commercial property on huge land approx 884m<sup>2</sup> with bonus 4 bedroom BV home in prime location with high exposure for any business to capitalise on. On offer is factory /warehouse with reception area, office, expansive floor space, designated staff kitchen, toilets, washroom and roller door access. The spacious well maintained home comprises 4 bedrooms with BIRS, master with full ensuite and walk-in robes, open living floor plan incorporating living and dining areas, well equipped kitchen with 900mm gas cooktop, electric convection wall oven, central family bathroom with spa bath and separate laundry. Features include gas ducted heating/ cooling, balconies, glass brick feature wall and secure double garage.

Rare opportunity not to be missed  
Act quickly and avoid disappointment

Price: SOLD



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