

38 Gammage Boulevard Epping, VIC



3



2



2

Perfect Proportions And Parkside Style

Set in the sought-after Aurora Estate, directly opposite Gammage Park, this three bedroom plus study, two bathroom home promises a convenient, carefree lifestyle just moments from the local caf?, primary school and central to Lyndarum and Aurora Villages. All ages living is assured with a ground floor bedroom complete with stone ensuite complementing free flowing lounge, living and dining spaces, where a stone kitchen showcasing a Falcon dual oven range will ignite the inner chef. The first floor comprises two bedrooms, with one enjoying the ensuite convenience of direct access to the large family bathroom. A sunny rear yard provides relaxing alfresco options!

- ? Double garage, auto door, laneway access
- ? Ducted heating
- ? Split system units and ceiling fans
- ? Sliding glass doors to the courtyard



Jim Kalakias

0402 177 336

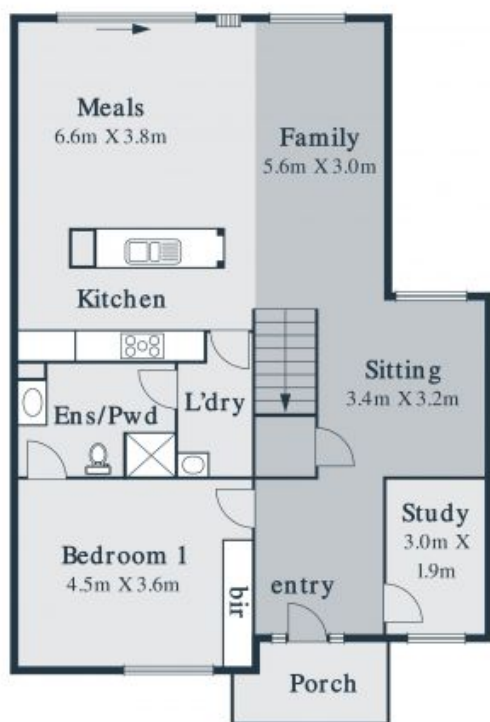
jim.k@lovere.com.au



George Stathopoulos

0403 053 836

george.s@lovere.com.au



Site Plan

Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent



38 Gammage Boulevard

Epping, VIC