



NB. All measurements and boundary lines are approximate



74 Memorial Avenue Epping, VIC



### Fabulous Proportions, Fabulous Position, Fabulous Opportunity

There's never been a better time to secure your own big bright, real-estate future! Backing on to parklands and just moments from Recreation Reserve at one end of the street and the local shops, convenience store and bus at the other, this perfectly presented three-bedroom home offers astute buyers a well-proportioned, well-located and wonderfully family-wise opportunity. Within just a few minutes of the Plaza and station, schools and High Streets eateries it includes three generous living areas, an updated kitchen complete with plenty of storage and preparation space and a sun soaked alfresco in the deep rear yard.

- ? Magnificent 652m2 allotment (approx.)
- ? Secure undercover parking behind van-height roller door
- ? Timber floors
- ? Huge garage with toilet

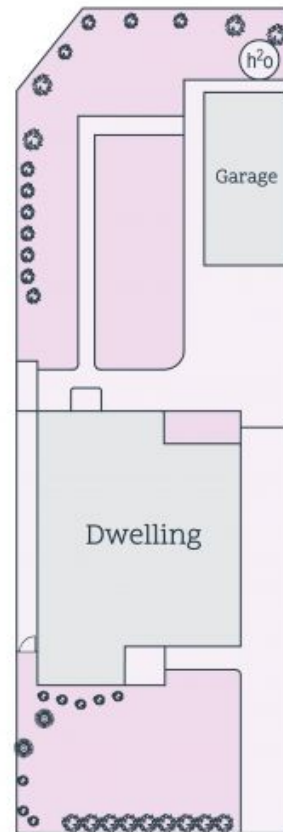
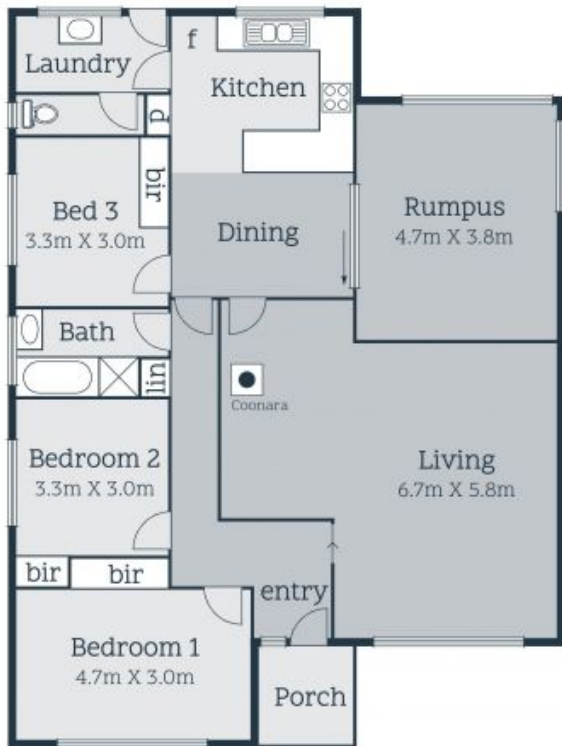
**Price:** \$600,000 - \$640,000



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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



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