



4 Eva Place Epping, VIC



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## Family-Friendly Neighbourhood

Nestled in a serene cul-de-sac and adjacent to the Lowalde Recreation Reserve, this solid brick home offers an exceptional opportunity for young families, investors, or developers seeking a small project, with the potential to add another dwelling in the backyard (STCA), making this property both a comfortable residence and a smart investment.

The home features three well-sized bedrooms, each fitted with built-in robes for ample storage, the master bedroom includes a semi-ensuite ensuring privacy and convenience, and a central bathroom with a bath serves the remaining bedrooms. The large lounge/living room provides a welcoming space for relaxation, while the separate meals area and well-appointed kitchen, which overlooks the pergola, make family dining and entertaining a delight.

**Price:** \$678,000



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