

**24 Gammage Boulevard, Epping, Vic 3076**



**House For Sale**

Thursday, 24 October 2024

24 Gammage Boulevard, Epping, Vic 3076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 399 m2**

**Type: House**



Stephen Azzopardi  
0393631455



Andrew Migliorisi  
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## PRIVATE SALE | \$650,000 - \$699,000

Perfectly positioned on a very generous 399m<sup>2</sup> approx. of land stands this naturally light filled stunning residence making for simple living in the much-desired Epping location! The beauty of being in this suburb is that you literally have everything at your fingertips. Enjoy the convenience of having access to public transport, gorgeous parklands, quality primary and secondary schools, multiple local shopping centres, nearby train station, local sporting clubs and so much more! Features Include: • Master bedroom showcases a walk-in wardrobe, ceiling fan and ensuite a skylight and quality fittings • Additional two spacious bedrooms with built in robes and ceiling fans • The kitchen is located perfectly to incorporate the large meals area which leads into the main living area • Kitchen complete with ample cupboard space, stainless steel appliances including 900mm gas cooktop, electric oven, rangehood, double sink and dishwasher • Central bathroom with shower and quality fittings • Ducted heating, reverse cycle split systems, 2.7m ceilings, solar panels, recycled water, fibre-optic connection • Outdoor alfresco with decking • Double car garage at the rear with additional double carport with drive through access • The potential rental income is \$26,071.43 per annum or \$500.00 per week (approximately) with always a strong demand for this desired location Alternatively, if you or your family are considering selling a property or if the purchase is dependent on the current value of an existing property, I'd be more than happy to offer you a current realistic free market appraisal. (Photo ID is Required at all Open For Inspections, Prior to Entry) At YPA Caroline Springs Our Service Will Move You DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent/agency. Garden images are artist's impression and are for illustrative purposes only.