



15 Greenfield Drive, EPSOM, VIC 3551

QUALITY BUILT HOME WITH HIGH FUNCTIONALITY & COMFORT

Elders Easy Sale Closes Wednesday 22 April, 2pm (unless sold prior)

Indicative Sale Price \$700,000 - \$770,000

If you have been looking for somewhere new to live that is going to address all of your needs and offer a truly comfortable lifestyle, you will want to inspect this one. Built by a Master Builder with all the best finishing touches. This beautiful home has been designed and appointed, to offer both comfort and functionality in equal measure, to ensure easy living.

As soon as you arrive it is obvious that this is a well maintained property that has been landscaped and furnished with everything you could want for great liveability, and surely with consideration to aesthetics. A lit, hedge lined tiered boardwalk welcomes you in. Awnings, timber screens, pebbles, lawns and established plantings provide definition, privacy and beauty.

Stepping inside will confirm your hopes for a great floorplan and all the things you want for comfort, including a study or office at the front door, the main bedroom well separated from the rest, with a split system air conditioner, a his & hers walk-through robe to an ensuite with its own spa bath. Two more bedrooms at the other end of the home, are serviced by a separate toilet and bathroom with another bathtub.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 84P3008

SALE DETAILS

**Easy Sale Closes Wed
22 April - ISP \$700k -
\$770k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Ruth Heard
0479 059 099

Open plan living incorporates a sitting room, a dining area and a well appointed kitchen with composite stone benches, a 6 burner gas cooktop, a new electric oven, dishwasher, step-in pantry, a gorgeous plumbed-in fridge for those of us who like our drinks icy, and a vacuum duct (part of the ducted vacuuming system) for a quick sweep. Finishing touches include wall niches, pendant lighting, plantation shutters and vinyl panel, timber look flooring. To ensure your families comfort a reverse cycle split system is a great backup for the ducted evaporative cooling and ducted gas heating.

Adjoining this is another room which works perfectly as a lounge or rumpus room. It of course has quality window furnishings as does each room, and a ceiling fan, as can be found in all of the living areas, including the outdoor entertaining area.

From the sitting room and/or the dining area, opening sliding glass doors creates a transition to indoor/outdoor living in an undercover entertaining area with a TV point and wall bracket, an outdoor heater, a gas outlet for barbeque installation, and a track mounted blind for privacy or weather protection. This is directly next to a highset caravan port with side gate access, if you so wished you could utilize this space as an extension to the entertaining area to host parties, but parking will not be an issue as the home has a double garage with remote entry and direct internal access.

Beyond this a big backyard, offering plenty of space for kids, pets or whatever else you might like to do here, is fully landscaped and has another alfresco area and a verdant well established garden. Other noteworthy attributes include a 6.6kw, 21 panel solar system, a security system and card or code entry to the front door. It is also worth a mention that this property is located in ever popular Epsom which is an area of good recent growth, and has the convenience of close proximity to schools, sporting venues, shops and amenities.

If you have an eye for quality you will definitely want to put this one on your list. Consider yourself invited to the next open inspection and please feel free to contact the friendly agent with any questions. Ruth would love to help you. 0479 059 099

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

Other features: Security System

- Land Area 729.00 square metres
- Building Area: 184.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Single carport
- Ensuite



