

Low maintenance living at its
finest



For Sale

7/40 Cottage Boulevard, Epping VIC 3076

 2  1

\$502,500

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 2  1

Low maintenance living at its finest

Nestled in a sought after pocket surrounding by parklands, this modern two-bedroom, one-bathroom unit will be sure to impress. As you step inside, you're greeted by an open and inviting atmosphere that effortlessly combines the kitchen, dining, and living areas. Sliding doors open to reveal a delightful patio with a semi permanent gazebo-an ideal spot to savour your morning coffee or host intimate gatherings. The main bedroom offers direct access to the well-appointed bathroom, both bedrooms feature built-in robes, ensuring ample storage space for your belongings. This property is bathed in natural light, creating an airy and welcoming ambience throughout. Additional features like roller shutters and screen doors provide an added layer of security and style. The recently landscaped garden adds to the property's charm, providing a serene backdrop to enjoy. Laundry facilities complete the package, making everyday living a breeze. A perfect position with quick access to public transport, sho...



Justin Sciola

Sales Director | Auctioneer - AReal Property South Morang

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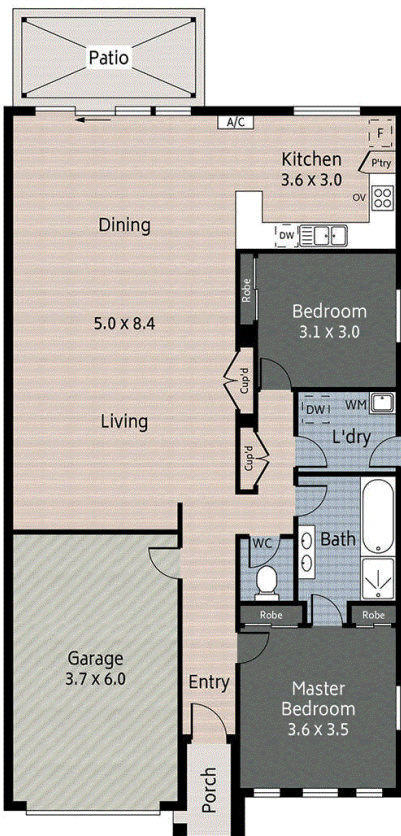
justin.sciola@areal.com.au



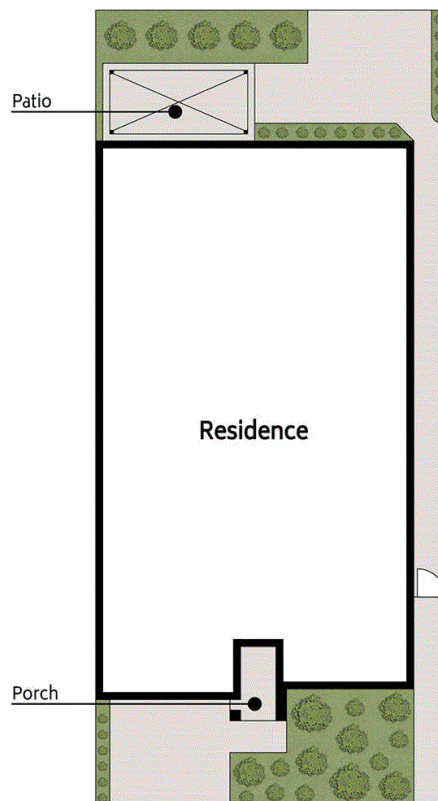




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//FLOOR PLAN



//SITE PLAN

firstnational A/REAL

Ben Pellicori
0402 407 446

7/40 Cottage Boulevard
Epping

- 241 m²
- 2 Bed
- 1 Bath
- 1 Car

Please note: This floor plan has been produced for marketing purposes and should be used as a guide only. All measurements are approximate and any person using this information should rely on their own enquiries.

Produced by MAISONSNAP.COM.AU

BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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