

# A/REAL

Family-oriented property,  
waiting for you to move in and  
relax.



## For Sale

9 Brazil Court, Epping VIC 3076

 4  3

\$752,500

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9 Brazil Court, Epping VIC 3076

 4  3

*Family-oriented property, waiting for you to move in and relax.*

Your family's happiness begins here! This exceptional home offers spacious comfort in a tranquil court location, next to a beautiful parkland. This family-friendly haven provides ample room with four bedrooms, two of which have their own full en-suite, and all featuring generous storage. Additionally, there's a functional office space for focused work or creativity. You'll find three separate living areas: a formal lounge/dining area, a casual family/meals space that opens to the renovated kitchen and a covered alfresco deck, as well as an upstairs rumpus room that leads to a spacious balcony, perfect for growing families or even multiple families. With a double lock-up garage and off-street parking, ducted heating, evaporative cooling and a generous garden that is well established. The property is conveniently situated near Plenty Valley and Pacific Epping Shopping Centers and just a short stroll from Meadowglen Primary School, everything you need is within reach. \*Photo ID required a...



### Justin Sciola

Sales Director | Auctioneer - AReal Property South Morang

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# A/REAL



firstnational REAL ESTATE | A/REAL

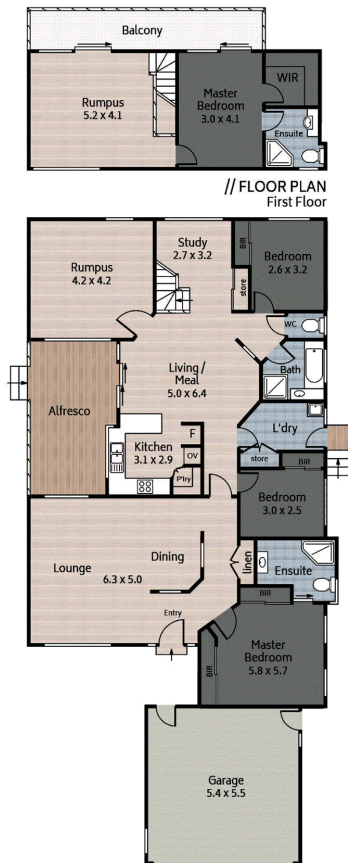


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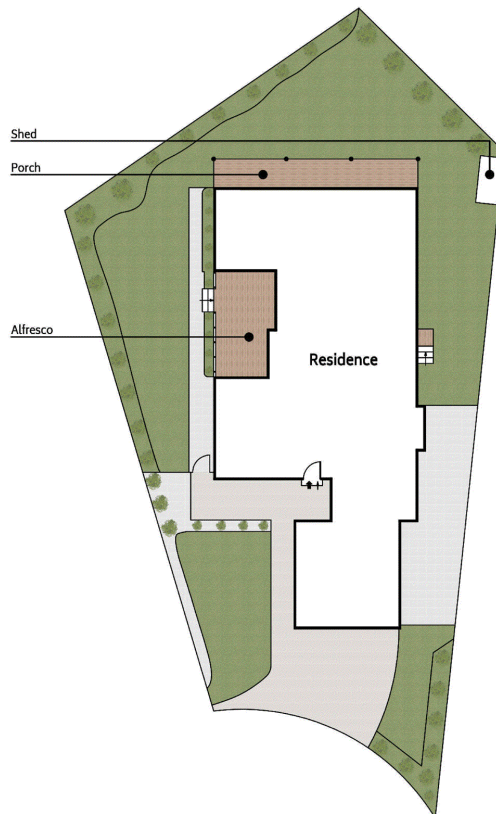




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//FLOOR PLAN



//SITE PLAN

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# A/REAL

Ben Pellicori  
0402 407 446

9 Brazil Court  
Epping

603 m<sup>2</sup>

4 Bed

3 Bath

2 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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