A/REAL

Family Space, Flexible Living & Everyday Convenience



For Sale

111 Derby Drive, Epping VIC 3076

4 2 544sqm

$739,000

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4 2 544sqm

Family Space, Flexible Living & Everyday Convenience

Combining a practical single-level layout with multiple living areas, this inviting home offers the space and versatility to accommodate growing families. Three bedrooms plus a separate study, two bathrooms and a double garage create a well-rounded offering with distinct spaces for relaxing, entertaining and working from home.

A generous separate living room provides a welcoming retreat, while the kitchen, dining and family areas form the hub of everyday life. Positioned between the study and dining area, the kitchen features a pantry and a practical layout that keeps meal preparation connected to family activity.

The main bedroom enjoys its own ensuite and robe, while two additional bedrooms with built-in robes are positioned in a separate wing alongside the central bathroom, separate toilet and laundry. A dedicated study adds valuable flexibility for those working from home or needing an additional private space.

Outside, a spacious patio offers room for outdoor dining and entert...



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111 Derby Dr, Epping, VIC

Ground Floor Exterior Area 164.12 m²
Interior Area 158.81 m²
Excluded Area 33.90 m²



0 2 4 m

PREPARED: 2026/10/01

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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

NORTH
Suites 4 & 5, Level 1, 494 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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