

SOLD



330 Station St, Epsom



Very nice family home on 3017m2 ideal for the tradie or family

- Very nice solid brick family home on 3,017m2, ideal for any young family wanting space for the children to run and play
- Three quarters of an acre with a large workshop or garaging for 15 vehicles
- Offering four bedrooms and two very spacious living areas
- Master bedroom with double robes and ensuite
- Great locale in Epsom, close to schools, daycare, shops and all amenities
- Spacious modern kitchen with induction cooking and dining with combined large family room, open plan living
- Separate large rumpus room ideal for the billiard table or table tennis or a fabulous games room
- Updating has occurred with painting, new floor coverings (Vic ash timber flooring) all beautifully presented
- Ducted evaporative cooling, solid fuel heater and split system reverse for heating and cooling [during all seasons
- Extensive shedding, Workshop (18m x 12.m) with concrete floor and power, extra double garage and car port , water tanks (22,500 ltrs), chicken coop. These sheds offer excellent storage
- For the car enthusiast this property is ideal for storing under cover many vehicles
- Opportunity to operate various types of business from the premises if so desired
- Outdoor undercover entertainment area with decking, court yard with fire pit and lovely garden features
- Lovely yard with large luscious lawn area for the children to run and play, side access to rear of property and shedding
- Solar power (5.0kw) to save on energy costs, 22,500 litre rainwater tank
- Features bulk head, ample storage throughout, ceiling fans and much more

🛏 4 🚿 2 🚗 15 📏 3,017 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	625
<b>Land Area</b>	3,017 m2
<b>Floor Area</b>	177 m2

#### Agent Details

Gavin Butler - 0427 887 766

#### Office Details

Eaglehawk  
42 Goldsmiths Road Eaglehawk, VIC,  
3556 Australia  
03 5448 3322



- Lovely established gardens and trees for those that love their gardening pursuits
- Inspections by appointment available any time

This lovely home has been looked after by the family and well maintained with recent updates. It is in excellent condition and with three quarters of an acre available is the perfect opportunity for those wanting accommodation or is an ideal property for their hobby farming/animal pursuits. Very unique property presenting a fabulous opportunity for those requiring a lovely home on a great block. For those wanting to run a business the zoning is Industrial 3 so offers many options or simply residential living.

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