

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

4 Beds 2 Baths 15 Cars  
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

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### Office Details

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**GAVIN  
BUTLER**  
REAL ESTATE

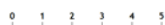
tanks (22,500 ltrs), chicken coop. These sheds offer excellent storage

- 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
- 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.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*



The floor plan shows a large rectangular building. The top portion is a large grey area labeled "SHED 12.0 x 18.0". The bottom portion is a yellow area labeled "GARAGE 6.0 x 6.2" which contains two car icons. A small white area to the left of the garage is labeled "(NOT IN POSITION)". A small white area at the bottom left of the shed is labeled "UP" with an arrow pointing up.

Residence	- 177 m <sup>2</sup>
Garage	- 37 m <sup>2</sup>
Shed	- 234 m <sup>2</sup>
Verandah	- 78 m <sup>2</sup>
Total	- 526 m <sup>2</sup>



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