

### 9 Cooba Drive Epsom VIC

3 2 2

This lovely spacious residence is situated on a corner block, in family friendly Epsom. Step inside the front door to the tiled formal entrance and you will immediately feel at home. To the right is the master bedroom with walk in robe and ensuite and to the left is a spacious study. The formal lounge is situated behind the study. The hallway opens into a large family room and open kitchen/meals area. The galley style kitchen is well appointed with gas hot plates, electric under bench oven, dishwasher and pantry. There are 2 further bedrooms one with built in robe, the other with walk in robe, family bathroom and laundry at the rear of the home. Ducted gas heating and evaporative cooling provides year round comfort. Outside there is a double lock up garage with roller door. The large back yard is ready for you to add your gardening touch, keep as low maintenance or utilise the side access for a shed, caravan or storage. Ideal property for a family, first home buyers or retirees, the

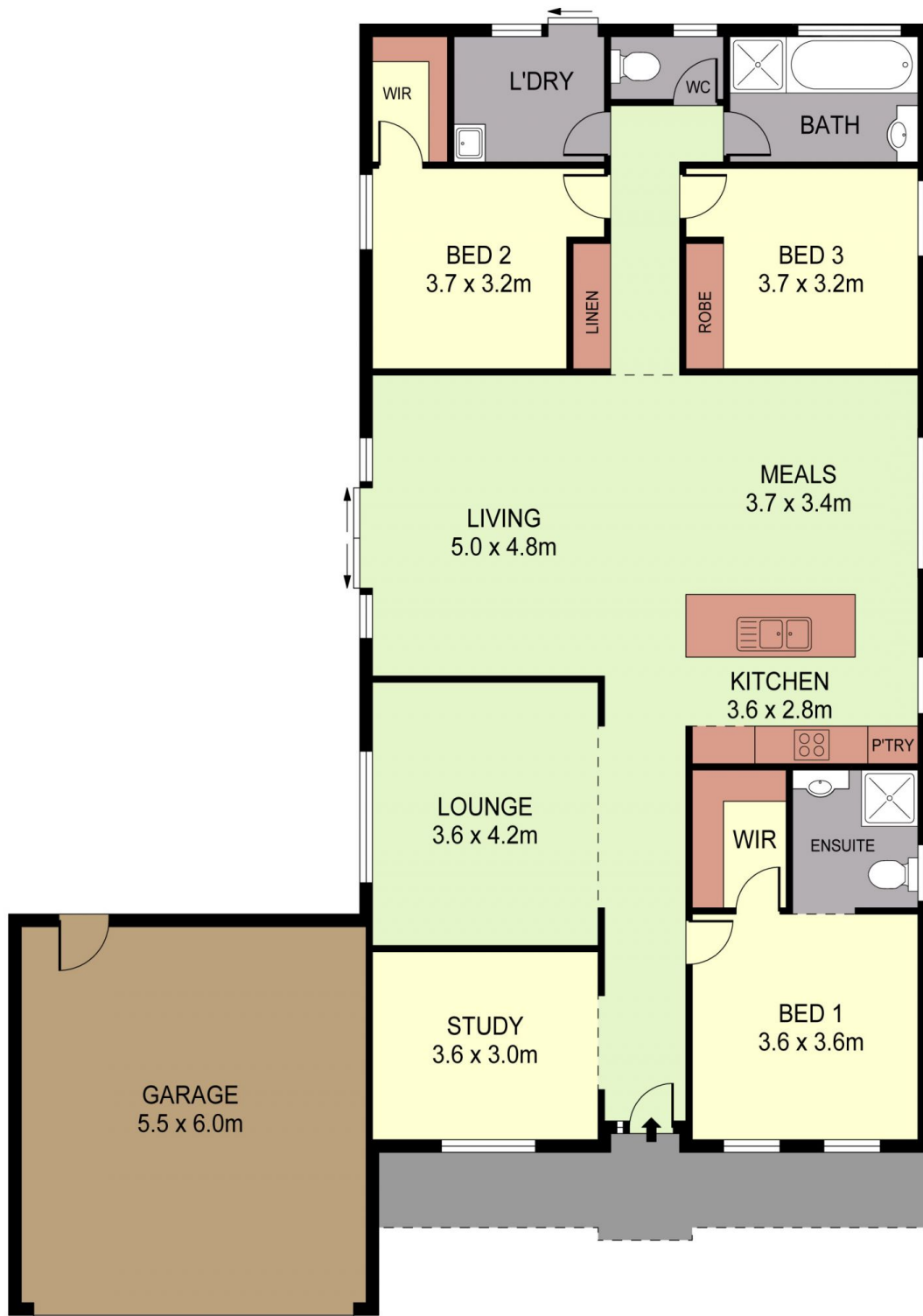
**Price** : \$ 340,000  
**Land Size** : 660 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/epsom/residential/house/5767135>



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0 1 2 3 4 5  
SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 64134



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