



### 13 Julian Court Epsom VIC

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Epsom has really come into its own of recent years. As a suburb, it offers affordable living, a wide range of amenities, public transport, schools and much more.

Consider the convenience of ducking out to the shops at Epsom Village within minutes - on foot - to pick up milk, bread or cereal. Order kebabs or pizza for dinner and ditch delivery. Fuel, haircut, medicines - all within walking distance. There's even a green space with skate park and nearby childcare centre, plus the train station is just around the corner. That's the convenience that this home offers and more.

Within a 10min commute, take the family to the Botanic Gardens in White Hills, the local swimming pool, play a round of golf, enjoy the races or access the airport.

**Price** : \$ 620,000  
**Building Size** : 17 sqm  
**Land Size** : 825 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/epsom/residential/house/6897832>



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