



### 23 Burvale Court Epsom VIC

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Quietly located, neat three-bedroom brick veneer home is the ideal first home or investment property.

Built and owned by the same family for approx 45 years, it offers a re-configured interior that includes a gas-heated lounge and a spacious family room. The main bedroom has a walk-in-robe, ensuite, an attached study/parent's retreat, ceiling fan and split system air conditioning. The remaining bedrooms include built-ins, while the central bathroom boasts a relaxing spa bath.

Kitchen equipment includes a gas cooktop, electric wall oven, and a pantry with a roomy dining area alongside.

Sliding doors from the family room open to a compact alfresco area and securely fenced backyard.

**Price** : \$ 465,000

**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/epsom/residential/house/7117776>



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