



### 26 Cassandra Crescent Epsom VIC

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Brick veneer family home in a quiet Epsom street features extensive shedding and would suit a tradie, handyman or car enthusiast.

Located a 15-minute walk to Epsom Village shops, a Primary School, a Railway Station and a childcare centre, it offers the ultimate convenience for all family members.

Accommodation consists of three good-sized bedrooms, a two-way bathroom, spacious open-plan living, dining and kitchen area and a versatile second living room/sunroom/rumpus/hobby room with built-in cabinetry and window seats overlooking the big backyard.

Notable extras include ducted heating and evaporative cooling, electric heat banks and ceiling fans for year-round climate control, updated carpet and paintwork, neutral

**Price** : \$ 530,000  
**Land Size** : 792 sqm  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/epsom/residential/house/7856249>



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**SCALE (METRES)**

SCALE IN METRES. INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED HEREIN IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.  
Ref. No: 231219

INT	: 135m <sup>2</sup>
WC	: 3m <sup>2</sup>
SHED	: 58m <sup>2</sup>
STORAGE	: 5m <sup>2</sup>
CARPORT	: 38m <sup>2</sup>
VERANDAH	: 15m <sup>2</sup>
OUTDOOR ENTERTAINMENT	: 66m <sup>2</sup>

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