



## 10 Derby Drive Epping VIC

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This neatly presented and elevated family home is guaranteed to deliver a rewarding future. Designed for growing families, the flexible floorplan delivers two generous size living rooms, light filled meals area and a neat kitchen with ample cupboard space all sitting on a 563m<sup>2</sup> approx, allotment.

Step inside and discover a generous lounge upon entry with natural light adjoined with a dining area flowing perfectly through to a well-equipped kitchen with stainless steel appliances, ample cupboard space and dishwasher. All accompanied by 4 bedrooms with BIRs including a Master with ensuite all serviced by a central bathroom with bathtub.

Walk out to a covered alfresco to entertain your family and friends and enjoy the rear yard all year long.

**Price** : \$ 795,000  
**Land Size** : 563 sqm  
**View** : <https://www.ypa.com.au/7396670>



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**10 DERBY DRIVE, EPPING**

*All data and dimensions shown in this sketch are approximate.*

