



### 40 Epsom Road Chiltern VIC

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This charming three-bedroom one-bathroom home is conveniently located within walking distance to local shops, cafes, transport, and all Chiltern has to offer.

Warm and welcoming, this immaculately presented, near new cottage includes a master queen-size bedroom with large built-in-robies. There is also an additional queen-size bedroom and a double-size bedroom, both featuring built-in-robies. All bedrooms are carpeted.

The light-filled and spacious open-plan living area includes a country-style kitchen with electric oven, gas cooktop, dishwasher, double stainless-steel sink, island bench, enclosed pantry, ample storage and meal preparation areas, an adjacent dining area with sliding door access to the peaceful and private rear deck, and an adjacent roomy lounge. Ducted heating and cooling is installed.

**Land Size** : 808 sqm  
**View** : <https://www.indigorealestate.com.au/lease/vic/north-eastern/chiltern/residential/house/6027296>



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