



23 Pythagoras Street, Epping

A Remarkable Townhouse Offering Exceptional Convenience

The Property

Welcome to 23 Pythagoras Street, Epping. Showcasing a contemporary design across two levels, this modern townhouse delivers a seamless blend of comfort, style, and low-maintenance living. The property comprises three bedrooms, two bathrooms, and a double garage, with light-filled interiors creating a warm and inviting atmosphere throughout. The upper level is designed for everyday living and entertaining, complemented by two balconies and a well-designed layout. Set within the sought-after Aurora Estate, close to established parklands, quality schools, and the convenience of Aurora Village Shopping Centre.

The Point of Difference

- The open-plan living and dining zone is designed for effortless everyday living, offering a spacious and light-filled environment that extends seamlessly to a private balcony, ideal for relaxed living and indoor-outdoor entertaining.
- The contemporary kitchen is well-appointed with stainless steel appliances, generous bench space, ample cabinetry, and a central

3 2 2

FOR SALE

\$495,000-\$535,000

AGENTS

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Interested parties must rely solely on their own enquiries.



- island, positioned to connect naturally with the main living area.
- Boasting three spacious carpeted bedrooms include a main bedroom upstairs featuring a walk-in robe, ensuite, and its own private balcony overlooking the parklands, while the remaining bedrooms include built-in robes.
- The main bathroom features a full-size bathtub, separate shower, and modern fittings, complemented by sleek finishes.
- Additional highlights include split system heating and cooling, panel heating in the bedrooms, a neutral colour palette, quality finishes throughout, separate laundry, double garage with internal access, and landscaped front garden.

The Point of Interest

Positioned within the highly regarded Aurora Estate, this location offers a lifestyle defined by convenience and connectivity. Surrounded by established parklands, walking trails and open green spaces, residents can enjoy an active outdoor lifestyle. Aurora Village Shopping Centre is just moments away, while Pacific Epping and nearby retail precincts provide an expanded range of shopping, dining and entertainment options. A selection of reputable schools, childcare centres and recreational facilities are within close reach. Public transport options, including bus services and nearby train stations, support easy commuting, with major road connections further enhancing accessibility to the CBD and surrounding suburbs.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 13/04/26.

MORE DETAILS

Property ID 2JB3HGH
Property Type Townhouse

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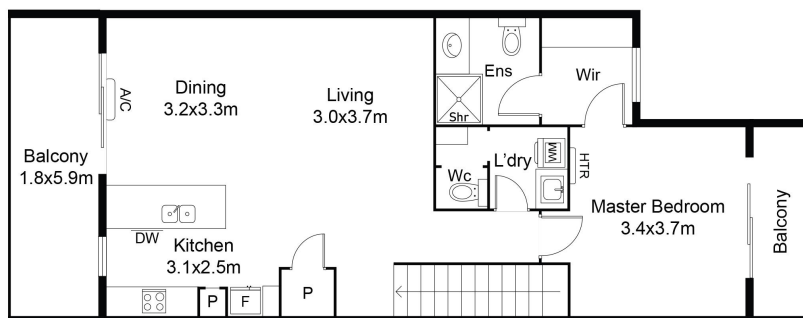
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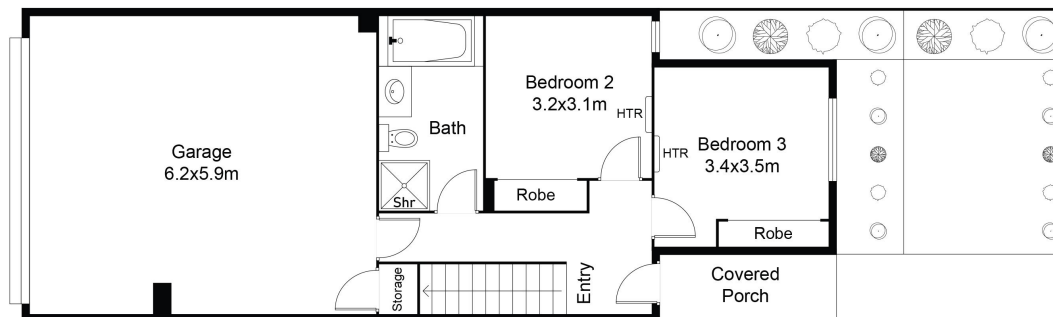
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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