

## Heathcote Junction, 3012 Epping-Kilmore Road

### A Spacious Family Entertainer in Heathcote Junction

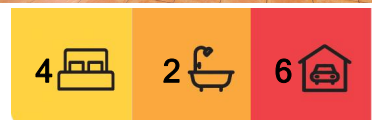
Nestled in the serene suburb of Heathcote Junction, this expansive 4-bedroom, 2-bathroom family home offers a harmonious blend of comfortable living and entertaining delight, all set on a sprawling 2.08-hectare estate including 3 dams.

As you approach the property, the charming brick facade and well-manicured lawns set the tone for a home that's been cared for with love and attention. The residence features a generous living room with plush carpeting and ample natural light, creating a warm and welcoming atmosphere for family gatherings or quiet evenings in.

The heart of the home is undoubtedly the spacious kitchen, boasting rich wooden cabinetry, modern appliances, and a convenient breakfast bar. The adjoining dining area offers a perfect setting for casual meals or hosting dinner parties, with views of the lush outdoors through large windows and glass doors that open to the alfresco area.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
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[ljhooker.com.au/R2VGYE](http://ljhooker.com.au/R2VGYE)

**Contact**  
**Sally Long**  
0477 437 281  
[sally.long@ljhooker.com.au](mailto:sally.long@ljhooker.com.au)

**LJ Hooker Wallan**  
**(03) 5783 3399**

The covered outdoor space is an entertainer's dream, providing a seamless indoor-outdoor flow for hosting events or enjoying peaceful afternoons. The vast open land around the home offers plenty of room for children to play, gardening enthusiasts to explore, or potentially even keeping livestock.

The home's four bedrooms are well-sized, each offering comfort and privacy, with the master featuring an en-suite for added convenience. The family bathroom is well-appointed with a separate bath and shower, ensuring the morning rush is a breeze.

A truly unique feature of this property is the large shed converted into an entertainment venue, complete with a bar setup. This space is ideal for large gatherings, a home business, or simply an extraordinary man cave or she-shed.

Located in the peaceful Heathcote Junction, this property offers a country lifestyle with the convenience of being just a short drive from local amenities, schools, and transport links.

This property is a rare find, offering the perfect blend of family living and entertainment options. Don't miss the opportunity to make it your own. Contact Sally Long on 0477 437 281 to arrange a viewing and experience the potential of this delightful home.

## More About this Property

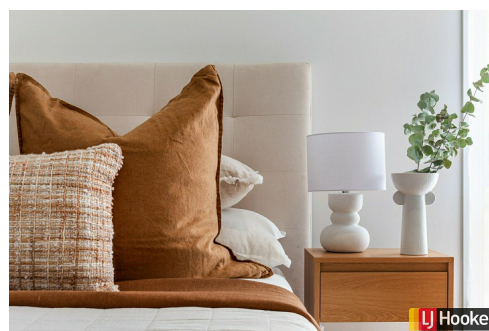
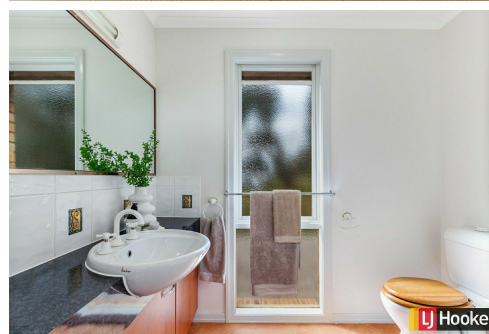
|               |              |
|---------------|--------------|
| Property ID   | R2VGYE       |
| Property Type | House        |
| Land Area     | 2.08 hectare |

**Sally Long 0477 437 281**

Licensed Estate Agent & Auctioneer | [sally.long@ljhooker.com.au](mailto:sally.long@ljhooker.com.au)

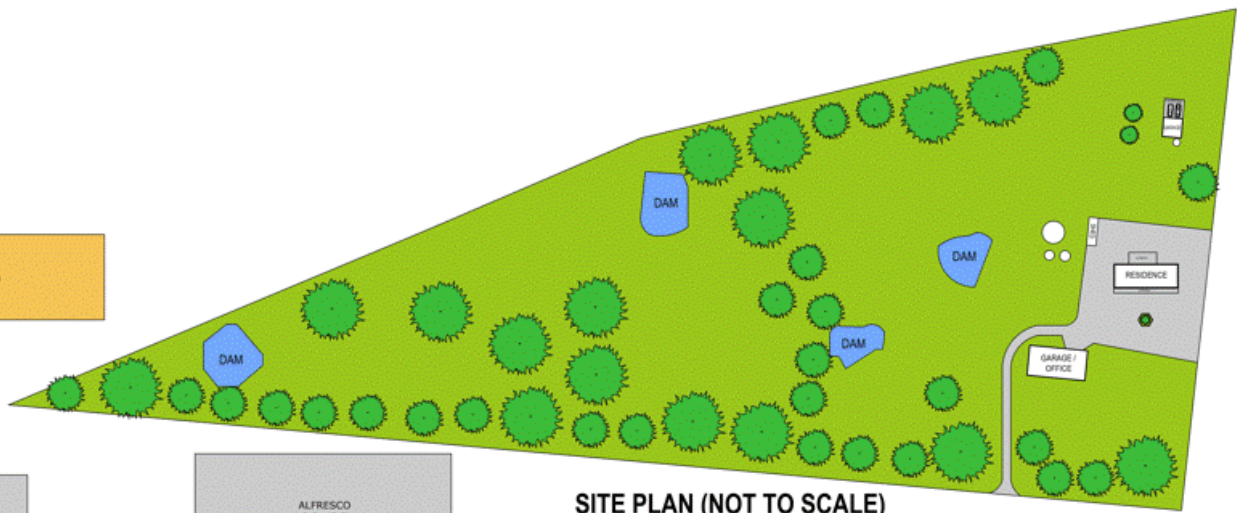
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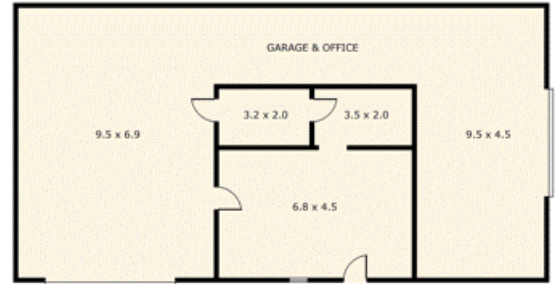
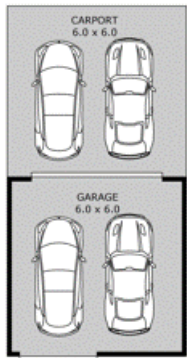


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SITE PLAN (NOT TO SCALE)



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.



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