



SOLD

LEVEL ELEVATED LAND 834SQM (APPROX.) QUIET AND PEACEFUL SOUGHT-AFTER LOCATION

This spacious four-bedroom, two-bathroom family home is ready for you move in and enjoy as-is, or even knock down and rebuild to create the modern family home of your dreams. Situated on a level and elevated 834.7sqm (approx.) block of land with a North-East facing backyard; conveniently located within walking distance to North Epping Public School 300m; only 100m to North Epping oval & regular 7-day bus service.

- Functional floor plan with 4 generous bedrooms
- Flooded with natural light with neutral colours throughout.
- Freshly polished floorboards and paint.
- Large kitchen and meals area & abundance of cupboard storage.
- 2 Well-appointed updated bathrooms.
- Open plan living & dining area.
- Floor to ceiling windows in the family room opens to the covered sunny alfresco entertaining area overlooking the backyard.
- Ample built-in storage throughout plus the large laundry.
- Tandem lockup garage + carport.
- Well established & easy-care lawns and gardens.
- Northeast facing backyard.
- 834.7sqm (approx.) block of land.
- Wide 18.2m frontage.
- Offering unlimited potential for renovation & extension or knock down and rebuild (S.T.C.A.).

Location

Within walking distance to, North Epping Public School 300m, Village Shops 600m Epping bus service & North Epping Oval at the end of the block (100m Approx.) Easy access to all amenities, M2, Epping Railway station, Eastwood, Macquarie Uni & Business Park.

This is a great opportunity for an astute buyer looking for a place to call home.

4 BED | 2 BATH | 3 CAR

PRICE:
\$2,005,000

OPEN FOR INSPECTION:
N/A



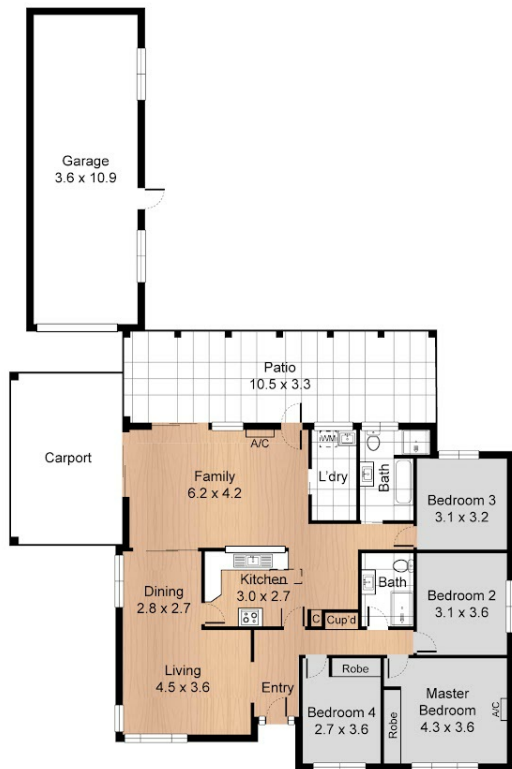
Gavin McCutcheon

0413686969

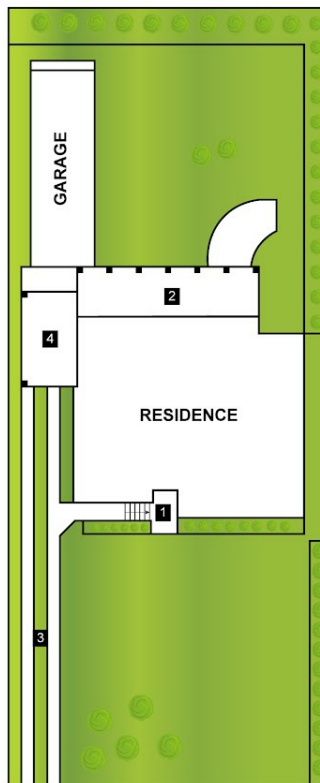
gavin@atrealty.com.au

buyingsellingrenting.com.au

FLOOR PLAN



SITE PLAN



LEGEND

1. Porch/Entrance
2. Patio
3. Driveway
4. Carport

**30 Boundary Road,
North Epping 2121**

4 Bed 2 Bath

Internal: 143m²
External: 72m²



All information contained herein is gathered from our 3D scanned tours via Matterport. Whilst the 3D scanning technology is very accurate we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Gavin McCutcheon
0413686969
gavin@atrealty.com.au
buyingsellingrenting.com.au

