



## FOR SALE

### 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:

Auction

#### OPEN FOR INSPECTION:

N/A



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