



**SOLD**

**\*\*SOLD! AUCTION CANCELLED\*\***

**SOLD PRIOR TO AUCTION**

This gorgeous and highly cherished family abode is on the market for the first time in 30 years. A property that will impress any astute buyer looking for a versatile floorplan and high quality in the Epping area. The owners have cared for and lovingly maintained this home impeccably throughout with every single room being tidy and well looked after. Even the garage has proper flooring!

With 5 large bedrooms, three living areas, a separate study, 3 bathrooms and a double garage plus double carport, this property will appeal to many Buyers, especially those looking for the perfect family home, or for anyone needing that extra space for teenagers, in-laws or guests. If you are working from home then you will fall in love with the separate upstairs area that includes a bathroom, kitchenette, lounge area and home office / bedroom.

The main bedroom overlooks the covered entertaining deck and whisper quiet garden, making it ideal for lazy Sunday morning breakfasts.

**Features include:**

- 5 large bedrooms all with built-ins, walk in robe in Master
- Separate study
- Guest bedroom / teenager retreat / home office with kitchenette and bathroom
- Large kitchen with plenty of bench space and storage
- Ducted heating and air conditioning throughout
- Loads of extra cupboard space and storage throughout the home
- Large internal laundry
- Double garage and double carport
- Undercover entertaining deck
- Level and fully fenced yard

The new additions and improvements to the home have been architecturally designed and built by an award winning builder. All new additions have been approved by council.

Situated in the catchment area for all the right schools including Cheltenham Girls, Carlingford High School, Epping Boys High, St Gerard's, Karonga School, Rosella, Epping West and Epping Heights. The home is also only 3.5km's from James Ruse Agricultural High School.

**5 BED | 3 BATH | 4 CAR**

**PRICE:**  
**\$2,600,000**

**OPEN FOR INSPECTION:**  
**N/A**



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FIRST FLOOR PLAN

GROUND FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

### 3 Florence Place

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.