



FOR SALE

2 BEDROOM PLUS STUDY - 450M WALK TO STATION

Showcasing an impeccable renovation, peacefully positioned on the top floor in the rear of a small sought-after complex of just 12 units. Flooded with natural light from north aspect. Situated in an ultra-convenient location only 450m to Epping station & bus interchange. Defined by its immaculate interiors and modern living spaces, it presents an exceptional value and opportunity for owner-occupiers and investors alike.

- Stylishly renovated throughout
- Spacious, light filled free flowing floorplan
- Generous open plan L shaped living and dining
- Sunny north-facing 3rd bedroom/Study/Sunroom (possible guest room)
- Two generous bedrooms with built-in. (King size main Bedroom)
- Over size contemporary kitchen with ample storage and bench space + pantry
- Designer bathroom with separate shower and freestanding bathtub
- Neutral colours and quality floating floors, LED downlights throughout.
- Internal European styled laundry
- Large single lock up garage with ample room for a work bench + Storage
- Peacefully situated on top floor in the rear a well maintained complex of only 12
- Sought after location 450m to Epping Station shops and parks.

Apartment Size Approx.

Internal incl.: 86sqm

Garage: 19sqm

Total Area: 105sqm

Built: 1966

Size complex: 12 lots

Out goings:

Strata: \$938 per quarter

Council: \$316 per quarter

water: \$174 per quarter

Potential Rent: \$720-\$750 Per week

2 BED | 1 BATH | 1 CAR

PRICE:

\$800,000 - \$850,000

OPEN FOR INSPECTION:

N/A

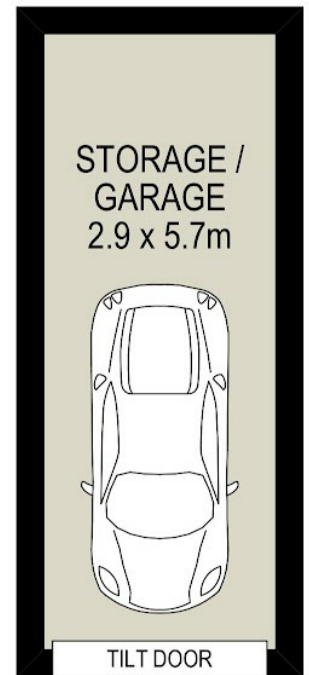
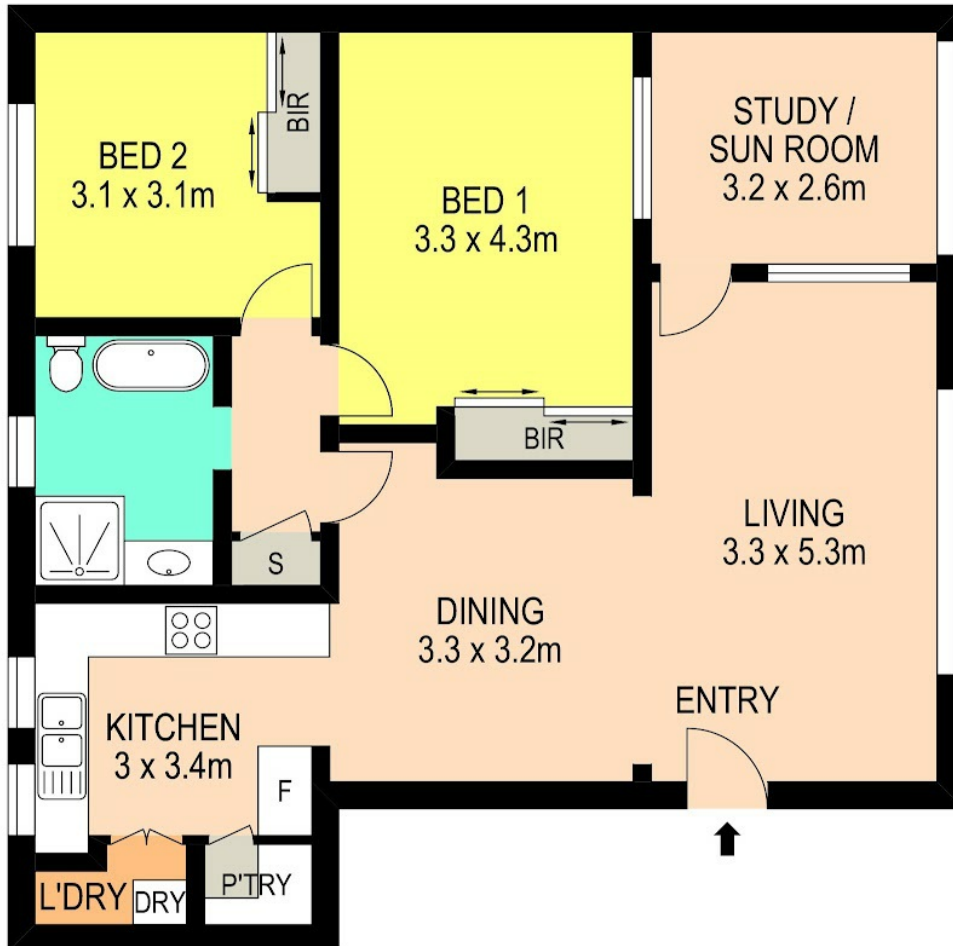


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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries.

Floor plan by: MEAIN Real Estate Marketing Media

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.