



SOLD

TIMELESS CIRCA 1930S RESIDENCE ON 1,157SQM WITH FLOOD LITE TENNIS COURT

Offered for the first time in decades, 11 Muriel Avenue, Epping is a substantial, character-rich family residence set on an exceptional 1,157sqm level parcel with an impressive 16.565m frontage and approximately 70m depth — a truly rare landholding in this tightly held, blue-chip location.

Spanning two expansive levels, this circa-1930s home showcases an abundance of original period features, complemented by flexible living spaces and unmistakable retro charm. With five generous bedrooms, multiple formal and informal living areas, and a highly adaptable floorplan, the home delivers outstanding comfort today while offering enormous scope for renovation, extension or future redevelopment (STCA).

At the heart of the home is a pristine and fully functional 1970s retro kitchen with gas cooking, complemented by three well-maintained bathrooms, including two ensuites, all beautifully preserved and true to the home's era and character.

A standout feature is the huge attic room, accessed via a retractable ladder — ideal as a games room, creative studio, additional storage or private retreat. Further highlights include a dedicated billiards and games room, formal lounge and dining rooms, and multiple living zones perfectly suited to large or multigenerational families.

Property Features

- Expansive 1,157sqm level block
- 16.565m frontage, approximately 70m depth
- Circa-1930s character residence
- Five generous bedrooms
- Three bathrooms, including two ensuites
- Multiple formal and informal living areas
- Dedicated billiards & games room
- Huge attic room with retractable ladder access
- Built-in wardrobes
- Secure parking with remote garage and carport
- Flexible two-level floorplan

5 BED | 3 BATH | 2 CAR

PRICE:
\$3,420,000

OPEN FOR INSPECTION:
N/A



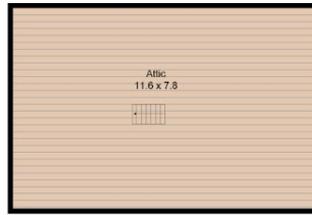
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11 Muriel Avenue, Epping

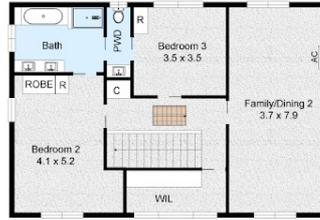
4 Bed 3 Bath 2 Car



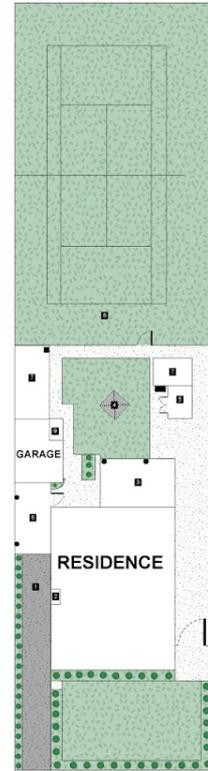
GROUND FLOOR



ATTIC



FIRST FLOOR



SITE PLAN

LEGEND

1. Driveway
2. Porch
3. Alfresco
4. Clothes Line
5. Shed
6. Carport
7. Covered Area
8. Tennis
9. PWD

Internal : 361m²
External : 85m²



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, 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.

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