

**10/65 Kent Street, Epping, NSW 2121**



**Villa For Sale**

Friday, 14 June 2024

10/65 Kent Street, Epping, NSW 2121

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 143 m2**

**Type: Villa**



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## Auction

What a rare offering in Epping's most convenient blue ribbon location, this newly refurbished two bedroom villa showcases a spacious floorplan and modern stylish finishes. Perfect north facing aspect with an abundance of natural light and comfortable living which instantly appeal to young families and downsizers. Everything you can think of, schools, transportation, shopping and entertainment, restaurants, parks are ALL within minutes' walk. Main features:- Small and tightly held complex of 11- Sun-drenched and spacious formal living and dining area, 2.7m high ceiling - Gourmet Gas kitchen with stone benchtop and quality appliances- Two generously sized bedrooms with large windows, built in wardrobes in main- Family-sized bathroom with skylight, floor-to-ceiling tile- Easy maintenance courtyard perfect for afternoon tea and small garden lover- Other Features: air conditioning, lock-up garage with internal access, internal laundry- Desirable location with a minute's walk to Epping station, KU preschool Epping, Shopping Village, footstep to Boronia Park-Excellent appeal for young families, downsizers, and astute investors-Catchment of Epping West, Cheltenham Girls, Epping Boys High, Carlingford High School Total on title: 143sqm Outgoings: Strata: \$831.5 per qtr Council: \$316.2 per qtr Water: \$170 per qtr (approx.) Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries