

**10 BRAIDWOOD AVENUE, North Epping, NSW 2121** 

## House For Sale

Friday, 14 June 2024

10 BRAIDWOOD AVENUE, North Epping, NSW 2121

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 698 m<sup>2</sup>

Type: House

**\$2,000,000 - \$2,200,000**

To enquire, please email or call 1300 815 051 and enter code 8445House. Weatherboard on top and brick on lower level. 3 bedroom, 1 bathroom, 1 Car garage.The land is 698 Sq meters. This is the best locations in North Epping.Situated on the top of a quiet Cul de sac backing on to and overlooking the Lane Cove National Park valley.A large Double Brick Room under the house adjacent to the garage with a good size workshop and storage area. Storage shed in back yard.Renovations were started but discontinued. Needs painting, a new kitchen and bathroom. Switchboard needs updating.The house is built with large hard wood from top to bottom and very solid. The carpets have been removed to expose 20mm thick pine floor boards in perfect condition. One room has been renovated. Currently removing tiles from kitchen and dining room floor.All new copper water pipes from the meter to the house with a five year old, electric, off peak, 250 litre hot water tank. Ducted air conditioning which is no longer functional but can be restored. Nine foot ceilings. (2.7432 metres).800 metres to local shops. Government buses 200 metres from the house. Three kilometres to Epping station via government bus or a pleasant walk. North Epping primary school located 400 metres up boundary Rd.Epping boys school about 3 kilometres up Epping Rd.Built in 1961. The first house built in Braidwood Ave. North Epping. Current owner for 48 Years.Land rates: approx \$2200 per annum. Water rates: approx \$600 per annum. Price guide: 2.2 MillionTo enquire, please email or call 1300 815 051 and enter code 8445