

**16A Angus Avenue, Epping, NSW 2121**



**Sold House**

Friday, 19 January 2024

16A Angus Avenue, Epping, NSW 2121

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 604 m2**

**Type: House**



Tian Hong  
0298763133



Annie Weifang Gao  
0298763133

**\$2,293,000**

Tastefully updated, this spacious single-level home offers a warm inviting feel boasting light-filled interiors and lush established gardens. Often sought in the area, but rarely offered, this neat-as-a-pin home is perfect for those looking to downsize, or for young growing families looking for a home they can move straight into without having to spend a cent. Within only minutes of local Epping West School and Epping station, this large family home is positioned in an enviable location for all to enjoy.- Three generous living rooms with a separate dining - Four expansive bedrooms all with BIR'S, master bedroom with ensuite, a large 5th bedroom or media room- Neatly appointed kitchen, with breakfast bench. Two bathrooms, three way main bathroom separate toilet - Double automatic garage - Huge Alfresco area overlooking established low-maintenance gardens- Solar panel system; comprises 27 high-efficiency solar panels, capacity 270W, 12-year warranty, (product performance and labor costs)- Equipped with Growatt inverter, 8kW capacity & additional 10-year engineering & roof leaking warranty- Walk to Epping West Primary School & only moments to Epping Station and shops