

**17/9 Crandon Street, Epping, NSW 2121**



**Apartment For Sale**

Friday, 12 April 2024

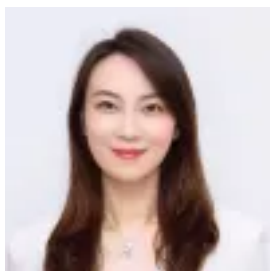
17/9 Crandon Street, Epping, NSW 2121

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Francis Zhang  
0401511118

## Just Listed! Contact Agent!

Nestled amidst tranquil greenery, this exceptional one-bedroom apartment with a study boasts an expansive 83 sqm of space, embodying contemporary sophistication and abundant comfort. The highlight of this residence is undoubtedly its entertainer's balcony, offering a splendid venue for relaxation, social gatherings, or simply reveling in the gentle breeze and picturesque surroundings. Conveniently located in a serene yet well-connected neighborhood, just a short 600-meter stroll from Epping Station, Coles, shopping precincts, eateries, and cafes, this property provides effortless access to Macquarie Centre, major roads, and the CBD. This rare gem is bound to capture your attention in one of Sydney's most coveted suburbs.

**Key Features:** Stylish open-plan living and dining space, all floorboard through. Expansive sun-drenched balcony perfect for outdoor entertaining. Gourmet kitchen equipped with a gas cooktop, stone bench-tops, and dishwasher. Comfortable bedroom with built-in wardrobe. Well-appointed full bath with high-end finishes. Internal laundry facilities and air conditioning. Secure basement parking with storage and convenient lift access. Close proximity to Epping Public School, just 300 meters away.

Strata: \$670.3/Q, Council: \$295/Q, Water: \$173/Q. (All Approx). Total Size: 83 sqm, Internal: 68 sqm, Car + Storage: 15 sqm. (All Approx). Year of Built: 2018.