

**211/22 Cambridge Street, Epping, NSW 2121**

**Apartment For Sale**

Thursday, 7 March 2024



211/22 Cambridge Street, Epping, NSW 2121

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Bruce Li Tan  
0478886675



Inab Khan  
0433944266

## **Auction Guide \$830,000**

Elevate your lifestyle with this exceptional two bedroom luxurious apartment. Located just 300 meters from Epping Station, you'll enjoy the utmost convenience of city access while being nestled in the heart of Epping. Situated atop the sought-after Poly Horizon complex- Tower A, this north east-facing unit provides stylish contemporary peaceful living with extensive district outlooks. Don't miss this golden opportunity to own a piece of Epping's prime real estate – seize it now and experience the pinnacle of modern living!

**Property Highlights:**-Two bedroom Unit with Dual Aspect- North East Facing- Contemporary open-plan interior with premium inclusions & timber tile floors- Designer chef's kitchen with SMEG suite of appliances -Two generous size bedrooms with mirrored built-in wardrobe, master with ensuite- Floor-to-ceiling windows- Ducted air conditioning- Two Modern bathrooms with sleek fixtures- L Shaped huge entertainment balcony with uninterrupted view- Concealed laundry with Dryer & plentiful internal storage- NBN internet (Direct Fibre Connection to the Unit); Video intercom security- Secure underground car space and one allocated storage cage

**Prime Location in the hub of Epping:** A myriad of dining & shopping options within walking distance Less than 5 minutes walk to Epping station; Close to M2 Local school catchment zone of Arden Anglican School, Epping Public, Epping Boys, Cheltenham Girls & Carlingford High Schools Medical facilities; Community parklands; Local post office

**Outgoings (approx.):** Strata: \$ 1046.52/ quarterly Council: \$316.20/ quarterly Water: \$290.56/ quarterly

Contact Inab Khan - 0433944266 for more information or arranging private inspection