

**3/35 Bridge Street, Epping, NSW 2121**



**Apartment For Sale**

Friday, 12 April 2024

3/35 Bridge Street, Epping, NSW 2121

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Crystal Li

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## Auction

Gazing out over Boronia Park while basking in a sun-drenched north aspect, this apartment impresses with its space, light and location. It enjoys street level access with rear elevation and is immersed in a private leafy setting while enjoying supreme convenience. The functional floor plan exudes a house-like ambience with an entrance hallway and district separation between the living spaces and bedrooms. Showcasing new carpet and fresh paint, the vast living/dining room flows out to a full-width balcony with a covered alfresco dining alcove. While it's well-presented and move-in ready, it offers scope to renovate the kitchen and bathroom and capitalise while adding your own personal style and flair. Part of a boutique security block of nine, step out to parks and playgrounds and stroll just 450m to Epping train station and the surrounding shops, supermarkets, cafes and restaurants.

- Fresh paint, plush new carpet, private leafy setting overlooking Boronia Park
- Vast living/dining room flows to full-width balcony with a sunny north aspect
- Kitchen with functional appliances and park view, internal laundry room
- Bedrooms with built-in robes, bathroom with separate bathtub and shower
- Undercover parking, security entrance, boutique block of nine, double brick
- Step out to Boronia Park, children's playground and gorgeous walking tracks
- 450m to Epping train station and nearby shops, supermarkets and eateries
- Desirable school catchment, convenient to Epping Aquatic & Leisure Centre