

**3/8 Angus Avenue, Epping, NSW 2121**

STONE

**Villa For Sale**

Wednesday, 12 June 2024

3/8 Angus Avenue, Epping, NSW 2121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Jeff Jianfu Luo  
0425286668



Wenjie Luo  
0433971007

## **Auction Guide \$1,500,000**

Located within the prestigious streets of Epping, this renovated villa is designed to provide a haven for the family, with a fluid floor plan that marries functionality and style. The pinnacle of convenient, carefree living, it is also zoned for Epping West Public, Carlingford High and Cheltenham Girls High School.- Single-level living and brick construction ensures comfort and ease of access- Open-plan lounge, living and dining zones flow to an inviting patio - Updated gas kitchen with quality appliances & general sized internal laundry - Three spacious bedrooms all with built-ins & the master with an ensuite- Classic-style family bathroom equipped with a bathtub and corner shower- Ducted air conditioning, ceiling fans, and stylish engineered flooring - Single lock-up garage with internal access, plus a carport next to it- Expansive pergola for outdoor entertainment, alongside a paved backyard- Approx. 250m to Epping West Public and within reach of prestigious private schools- Approx. 1.8km to Epping station, 400m to the bus stop, 750m to West Epping Oval