

3 Brucedale Avenue, Epping, NSW 2121



House For Sale

Tuesday, 13 February 2024

3 Brucedale Avenue, Epping, NSW 2121

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Tracy Yap

0412185032



Daisy Lin

0403137511

Auction: 16th Mar 2024 @10:15am(Unless Sold Prior)

Nestled on a blue-ribbon street in a sought-after location, this remarkable c1920s property is ready to make your home and offers endless potential for transformation. First time offered in more than 40 years, It boasts close proximity to all Epping has to offer and presents an exceptional opportunity to embrace the essence of comfortable living in a coveted locale. Features:

- Positioned on the high-side of Brucedale Avenue it has an impressive 816m² footprint with a 16.76m frontage
- Extended single level Full double-brick construction, high ceilings, leadlight windows and timber floors and a house that exudes period character and qualities at every turn
- Ample space for a growing family with 4 spacious bedrooms and 2.5 bathrooms
- The huge open-plan living area seamlessly adjoins the kitchen, with a casual meal dining area, that flows to a covered outdoor alfresco BBQ entertaining BBQ area perfect for hosting gatherings
- Comfortable and inviting formal lounge & dining room
- The Large front and rear, established and beautifully landscaped gardens with a sun drenched north-east facing back yard enhances the property's charm
- A sizeable and, detached rear building, supported by separate entry, offers the opportunity for a home office, play area or workshop that provides versatile options for work, hobbies, or creative pursuits
- Spacious double-lockup garage, additional driveway space for 2 cars, drive through for boats and ample off-street parking
- Ample off-street parking with a double lockup garage plus drive through for boats
- Situated in the catchment areas for the desired Epping Public School, Epping Boys High School, and Cheltenham Girls High School with Macquarie University only 15 minutes down the road
- 10-minute walk to Epping's major train-metro-bus transport interchange and the emerging Epping Eat-Street
- Close proximity to nearby university sporting facilities, Dence Park Aquatic Centre, Macquarie and Ryde Shopping Centres, Eastwood shopping precinct, and Macquarie Private Hospital
- Short travel times by car or public transport to Sydney CBD, Chatswood, Hornsby, Ryde, Strathfield, and Parramatta
- Close proximity to nearby sporting facilities & Olympic swimming pools, Macquarie and Ryde Shopping Centres, Eastwood shopping precinct, and Macquarie Private Hospital