

31/13 Carlingford Road, Epping, NSW 2121

Unit For Sale

Tuesday, 11 June 2024

31/13 Carlingford Road, Epping, NSW 2121

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 92 m2

Type: Unit



Teena Vaughan
0288765888



Steven Xie
0288765888

Price Guide \$775,000

Set back from the street amidst the green surrounds of 'Boronia Gardens', this well scaled full brick apartment offers exciting potential in a prime location. There's easy walking access to the local Coles, train and Metro links, and Epping West Public School.- Neat and tidy original interiors, ready to add personal touch- Perfectly positioned to enjoy leafy outlooks from every room- Open lounge/dining space, electric kitchen with meals area- Good sized covered balcony, ample space for outdoor setting- Two separated double bedrooms, main has mirrored built-in- Air conditioning, large internal laundry room with second w/c- Secure 'Poplars' setting, lock-up garage, shared storage area- Complex backs onto the tree lined expanses of Boronia Park- Stroll to Epping's village shops, cafés and everyday services- Sought-after Epping Boys/Cheltenham Girls' High catchment

KEY DETAILS
Unit area: 92sqm approx. Garage: 19sqm approx. Council rates: \$1,265.04pa Water rates: \$713.68pa Strata admin fund: \$1,042.80pq Strata capital works: \$76.90pq