

# 63 Epping Road, Double Bay, NSW 2028



## Sold House

Friday, 6 October 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



**OLIVER LAVERS**  
0411294232



**Matthew Ettia**  
0409551881

## Contact agent

Superbly nestled into one of Double Bay's most desirable tree-lined streets, this private oasis on a 500sqm (approx.) block provides effortless family living and peerlessly elegant amenities for entertaining. Generously proportioned living and dining areas with soaring ceilings and abundant sunlight flow seamlessly into a stylish conservatory, then outward to a stunning sun-drenched pool and courtyard. In turn, the impeccable gourmet kitchen, complete with breakfast bar and chef's every need, opens onto a marvellously fashioned sandstone barbecue and entertainment area, surrounded by lush greenery. An upstairs break-out area serves as a casual space for the family to gather and relax, and boasts an elevated outlook that encompasses the sparkling pool and leafy surroundings. Four deluxe bedrooms provide privacy and space for the whole family. The master is equipped with a walk-in robe and luxurious marble ensuite with a spa and double vanity, while the others all enjoy large mirrored built-ins and easy access to the equally stylish main upper or lower floor bathrooms. The residence also features a double-height entrance foyer and versatile reception or living area that flows into a formal dining room with a warming fireplace. An internal laundry, ducted air-conditioning and ample storage, together with secure double off-street parking ensure easy every-day living, while an outdoor sauna and shower room offer the perfect addition to poolside enjoyment. Within easy reach of highly-regarded schools, popular parks, the harbour foreshore and Double Bay's best shopping, this family retreat offers supreme location and liveability while allowing an inspired owner ample opportunity for redesign.

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- 4 bed | 3 bath | 2 car - Premier tree-lined street in coveted neighbourhood - Dramatic double-height entrance with sweeping staircase - Elegant sun-drenched conservatory and breakfast room - Airy, spacious and flowing interiors filled with natural light - Generous bedrooms with built-ins, master with walk-in - Luxurious marble bathrooms plus poolside sauna/shower - Main ensuite with spa, dual vanity and separate WC - Master bedroom opens to generous sunny balcony - Gourmet granite-topped gas kitchen with breakfast bar - Large formal dining room with stunning open fireplace - Versatile upper-level family room with leafy outlook - Splendid glass-fenced pool in low-maintenance courtyard - Spacious, sandstone-paved entertainment and BBQ area - Plantation shutters and ducted air-conditioning throughout - Secure covered off-street parking for two cars - Eminently liveable with potential for reconfiguration - Minutes from prestigious independent and public schools - Stroll to Lough Playing Fields, Cooper Park and Epping Reserve - Moments to Double Bay Village and the harbour foreshore - Convenient city-bound bus route just footsteps away