

**9/34-40 Edensor Street, Epping, NSW 2121**



**Sold Apartment**

Wednesday, 7 February 2024

9/34-40 Edensor Street, Epping, NSW 2121

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Crystal Li

0298688888

**\$860,000**

Beautifully presented, impeccably appointed and basking in a sun-drenched north aspect, this impressive apartment offers a lifestyle of convenience and calm. It enjoys an easy elevated ground floor position with leafy local outlooks from every room and a wonderful sense of sanctuary. Timber style floors are set against a crisp white colour palette while high-end finishes and inclusions appoint the kitchen and bathroom. The cleverly conceived floor plan allows you to separate two bedrooms and a bathroom from the living spaces. Placed in a peaceful street just a ten-minute stroll to Epping train station, it's central to cosmopolitan attractions such as bus transport, shops, supermarkets, eateries, recreational facilities and top local schools. • Entrance hallway for extra privacy, roomy living/dining space flowing to balcony • Generous covered balcony with an awning and north aspect for all-day sunshine • Kitchen with sliding door, stone bench tops and sleek stainless steel appliances • Sizeable bedrooms with leafy vistas, main with built-in robe, internal laundry room • Stylish fully tiled bathroom with frameless glass shower and freestanding bathtub • Desirable single lock-up garage plus generous storeroom, move in/rent out ready • Ten-minute stroll to Epping train station, buses, Coles, shops, cafes and restaurants • School catchments: Epping Heights, Epping Boys, Cheltenham Girls and Carlingford High • Ten-minute stroll to lush Boronia Park, playground, outdoor gym and BBQ facilities • Convenient to major shopping centres, Macquarie University and business park