

**97 Kent Street, Epping, NSW 2121**

THE AGENCY

**House For Sale**

Saturday, 18 November 2023

97 Kent Street, Epping, NSW 2121

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 4**

**Area: 897 m2**

**Type: House**



Catherine Murphy  
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## Contact Agent

Poised high on its 897sqm corner block, this exciting home is a rare find. With so much space at your disposal, the options are near endless – simply spread out and enjoy as is, renovate for luxury, or repurpose the floor plan by creating extra living areas or installing a new ensuite or two. The prized lifestyle address will certainly reward any improvements, minutes from top schools, Epping shops and the station. - Classic family property held with love and maintained with care for 40+ years- Exclusive setting in the school catchment for Cheltenham Girls' High and Epping Boys'- Large formal lounge plus dining room, solid brick lower levels, dual frontages- Views through wraparound glass to leafy neighbourhood and backyard from rear living- Modern kitchen with Miele appliances including cooktop, dishwasher + wall ovens- Charming child-friendly lawns, brick-paved patio for use in all weather- Impressive master bedroom with walk-in robe and spotless shower ensuite- All four upstairs beds boast incredible storage and sitting/study nooks- Massive laundry with fourth toilet, ducted A/C with three zones, 5kw solar power- Single garage + double garage – both oversized and providing internal entry- Additional gated access from Hillcrest Ave to parking pad for caravan, trailer or boat- Tranquil, central and picturesque locale – the home itself could be just as special- Convenient 650-metre walking distance to Epping Heights Public School- Stroll to Epping and Parramatta bus stops, cafes/restaurants, childcare and parks- Easy jump onto M2; approx 5 mins to Carlingford Court/10 mins to Macquarie Centre Please call Catherine on 0422 975 795 should you have further queries