

**45/42 - 50 Cliff Road, Epping, NSW 2121**



**Apartment For Sale**

Wednesday, 3 July 2024

45/42 - 50 Cliff Road, Epping, NSW 2121

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$600,000 - \$650,000**

Location Highlights: • Centrally located near Central Epping, Metro & train station, bus stops, Coles supermarket, shops, and dining options. • Excellent schools include Cheltenham Girls High School, Epping Boys High School, Carlingford High School, Epping Heights Public School, and proximity to Macquarie University. • Shopping convenience with Carlingford Court Shopping Centre and Macquarie Shopping Centre nearby. Property Features: • 77 sqm spacious open plan living and dining area opening to a large balcony with tiled floor. • Modern kitchen equipped with gas cooking, oven, rangehood, dishwasher, and Caesar stone benches. • Stainless steel appliances throughout. • Newly carpeted bedroom with built-in wardrobes. • Study area. • Stylish bathroom with floor-to-ceiling tiles and frameless shower screen. • Ducted air conditioning for year-round comfort. • Security intercom system and lift access. • Secure basement parking and lock-up storage cage. Levies: Council \$316pq, Water \$248pq, Strata \$660pq. Contact Information: For inquiries or to schedule an inspection, please contact Viola Choi at 0406 533 525. Disclaimer: This advertisement serves as a guide only. Whilst all information has been gathered from sources we deem to be reliable, we do not guarantee the accuracy of this information, nor do we accept responsibility for any action taken by intending purchasers in relying upon this information. No warranty can be given either by the vendors or their agents.