

**BP07/11-27 Cliff Road, Epping, NSW 2121**



**Apartment For Sale**

Thursday, 21 March 2024

BP07/11-27 Cliff Road, Epping, NSW 2121

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Mathew Milotich  
0405889009

**\$850,000 - \$875,000**

Stunning loft-style Apartment with dual courtyard sized balconies makes for the ultimate entertainer! Situated in a prized North Shore location 'Watsons Grove' gives plenty of natural light throughout the apartment in the family friendly suburb of Epping. With a top floor corner location, with the main loft style bedroom located on a double height mezzanine with ensuite bathroom. The second bedroom and bathroom located on the lower level completes the apartment layout.

FEATURES: - Timber floors throughout the living areas - Massive dual corner alfresco living balconies - Gourmet Miele kitchen appliances, Caesarstone benchtops, mirrored splashbacks - Generous pantry with soft close doors - North facing, abundant glass frontage with lots of natural light - Ducted air conditioning throughout - Security video intercom - Secure basement parking and lock up storage cage - Building BBQ and landscaped zones - Easy walk to Epping Village and train station - 4 mins from Epping station to Macquarie University - Close to many highly regarded schools - Epping West Public School, Epping Boys High  
Strata Fees: \$1637.88 per quarter  
Council Rates: \$316.20 per quarter  
Water Rates: \$218.47 per quarter