

# CP06/11-27 Cliff Road, Epping, NSW 2121

## Apartment For Sale

Sunday, 26 May 2024

CP06/11-27 Cliff Road, Epping, NSW 2121

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jesse Di Loreto  
0296424288



Richard Bains  
0296424288

## Auction

Indulge yourself in one of the suburbs sought after designer complexes. Elegantly sprawling across two exceptionally crafted levels, this luxury residence illustrates sophistication with class along with luxury family comforts, showcasing a rare versatile floor plan with bright and airy interiors. Flaunting opulent inclusions throughout and peacefully set back just a stone's throw from the heart of the suburb, step inside and experience everything this elite address has to offer.

**ESSENTIALS & INCLUSIONS:-** Positioned on the top floor of the highly regarded 'Watsons Grove' complex, peacefully set on a lavish street- Be greeted by exquisite seamless living and dining space with magnificent sunlit and lofty proportions with gorgeous large windows - State of the art designer kitchen with pristine stone bench tops, glistening mirror splashback, stainless steel appliances, natural gas cooking with ample storage and preparation space - Seamlessly connect to the outdoors, soak in the sun or dine and entertain all year round on the spacious alfresco balcony - Two palatial bedrooms with built in robes, one bedroom conveniently located on the ground floor- Master suite exclusively located to the upper floor with built in robe and deluxe ensuite - Two sophisticated bathrooms with luxury amenities - Secure basement parking with storage cage and ample secure visitor parking- **Quality Inclusions:** Ducted air conditioning, internal laundry, huge open void, intercom, lift access, great storage throughout and more **LIFESTYLE & EDUCATION:-** Moments to local eateries, restaurants and essential amenities including Rawson Street Shopping -Easy access to Macquarie University and Sydney CBD-Buses and public transport links at your doorstep, 900m to Epping Train Station-An array of surrounding parks including Boronia Park, Duncan Park and Kim Rutherford Reserve-Local catchment for Epping Boy's High School and Cheltenham Girl's High School **DISCLAIMER:** While Richard Matthews Real Estate have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Richard Matthews Real Estate urge prospective purchasers to make their own inquiries to verify the information contained herein.