

# D10/23 Ray Road, Epping, NSW 2121



## Townhouse For Sale

Wednesday, 24 April 2024

D10/23 Ray Road, Epping, NSW 2121

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 236 m2

Type: Townhouse



Peter Horozakis  
0402870202



George Horozakis  
0420842807

## AUCTION Guide \$1.55m - \$1.6m

Open Home Inspection: Wednesday 1/5/24 between 5.15 - 5.45 pm & Saturday 4/5/24 between 11.00 - 11.30 am. Highly impressive house-scaled abode serenely located at the rear of an admired secure and peaceful complex, this home is just a short 350m walk to Epping Coles, shops and nearby Epping station. Thoughtfully curated building design combined with quality re-freshed interiors, D10/23 Ray Rd will appeal to those seeking a spacious, high-quality, low-maintenance home upon the cusp of all Epping's lifestyle attractions yet set away from the hustle & bustle of the retail strip and popular station. The heart of this residence is the open-plan living & dining area, characterised by its seamless flow. This inviting space effortlessly extends to the entertaining garden courtyard and the adjoining kitchen is a culinary haven, equipped with top-tier appliances with a direct view of the backyard. Set over 3 levels plus a basement level offering a handy 44sqm automatic lock-up garage area which includes its own storage, it does not get any better than this! HIGH POINTS Quality townhouse in a highly convenient location that offers a "walk to everything" lifestyle. Impeccable appointed with fresh paint and new Daikin ducted air-conditioning. Open plan lounge and dining space. Seamless flow to alfresco entertaining and private yard. Contemporary stone kitchen features stainless gas cooktop. Three huge bedrooms over two floors include a master with deluxe ensuite. Handy study/office space. Modern main bathroom with separate bath tub. Security intercom, timber floors and built-in robes. Internal entry to large basement double garage with storage. Entry floor also includes a guest powder room in the internal laundry. Set in 'Woodlands Epping' with tranquil landscaped grounds. Close to cafes, local eateries, buses, Epping Heights Public. Ground level including courtyard = 106m<sup>2</sup> 1st floor = 59m<sup>2</sup> 2nd floor = 27m<sup>2</sup> Basement level = 44m<sup>2</sup> Complex was built in approx. December 2010. Strata levies including administration fee are \$1821.30 per quarter. Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own inquiries as to its accuracy.