

# G8/32-34 Ferntree Place, Epping, NSW 2121



## Sold Apartment

Friday, 17 November 2023

G8/32-34 Ferntree Place, Epping, NSW 2121

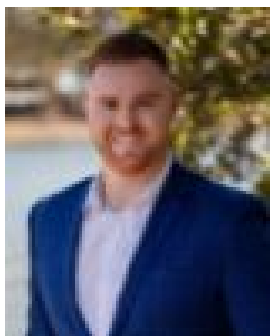
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 135 m2

Type: Apartment



Peter Horozakis



George Horozakis  
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**\$717,000**

Sensational Villa-Style Apartment with Huge Private Courtyard (Total Area: 135m<sup>2</sup>). Sensational opportunity to secure this attractive contemporary apartment showcasing a huge courtyard with its own private entry. MyProperty Epping is proud to present you something very special & we encourage all interested buyers to inspect and appreciate all its beauties. This modern home is more than just your usual apartment, it provides you with that homely villa-style feel that is rarely seen, allowing total privacy entering through your own massive courtyard that showcases a gorgeous garden outlook. It's sure going to appeal to any couple/family that need the space for outdoor entertaining. Overlooking manicured gardens, this highly sought-after property is a quality appointed, light filled and generously scaled lifestyle retreat. In desirable 'Epping Park', it falls within the Epping West Public School catchment and is a stroll to shops, cafes and transport. Live here and enjoy the 5-star resort style facilities that are on offer. The large heated indoor swimming pool, spa, sauna, gymnasium and Championship size Tennis Court are all included. All this for a reasonable strata levy of \$1,405.95 per quarter. HIGH POINTS Ground level has impressive spacious living & outdoor space, total size 117sqm Single under security car space with large storage, total size 18sqm Separate study/home office High ceilings, lovely corner position Well presented interiors enhanced by wide wall-to-wall doors Seamlessly flows to entertainers' courtyard with picturesque outlook Gourmet kitchen equipped with gas cooking, stone meals bar, dishwasher Privately placed bedrooms, master includes ensuite with deluxe bath, built-ins Sleek bathroom, separate laundry with clothes dryer, ample integrated storage Resident Championship sized tennis court, playground, gym, spa, sauna & swimming pool On site managers, security intercom Near buses, Epping/Eastwood stations and Carlingford Court Shopping centre Approx. outgoings: Council: \$187.40 p.q, Water: \$180.34 p.q & Strata: \$1,405.95 p.q NB: Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. All interested parties should make their own inquiries as to its accuracy