

**10 Leicester Street, Epping, NSW, 2121**

**House For Sale**

Monday, 5 August 2024



10 Leicester Street, Epping, NSW, 2121

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## INCREDIBLE FAMILY HOME

----- VIEWING BY APPOINTMENT, PLEASE CALL OR EMAIL -----

First time offered since rebuilding in 2005, this 5-bedroom, 3-bathroom family residence exudes warmth, perfect for families seeking space, comfort and convenience.

Nestled on the high-side of the street, this home boasts an impressive range of features:

- \* Multiple Living Areas: Formal lounge, family living, rumpus & additional upstairs living quarter
- \* Multi-Generational Living: One bedroom downstairs with access to a bathroom
- \* Bright and Airy: North facing, abundant natural light with windows all around
- \* Single Owner: Meticulously maintained by the original owner since 2005
- \* Comfort All Year Round: 4-zones ducted air-conditioning and ducted vacuum system
- \* Family Entertainment: Kitchen looks out to a private entertainment alfresco patio and swimming pool
- \* Energy-Efficient: Solar power for electricity and hot water
- \* Cheltenham Girls High School, Carlingford High School and Roselea Public School catchments
- \* Easy walk to West Epping Park with access to basketball/tennis court, skating area, cricket nets, playground, BBQ area etc.

### LOCATION FEATURES (Approx.):

- \* 500m to Bus Services to Parramatta, Carlingford Court & Epping
- \* 550m to West Epping Park
- \* 2km to Carlingford Court/Carlingford Village
- \* 2.5km to Epping Railway Station
- \* 3.2km to James Ruse Agricultural High School
- \* 5.3km to The King's School
- \* 6.5km to Tara Anglican School for Girls

Don't miss out on this incredible opportunity to own a beautifully maintained family home in a sought-after location.

Call DF Johnson today on 9872 6011 to arrange your private inspection.