

**6 Lilli Pilli Street, Epping, NSW, 2121**



**House For Sale**

Saturday, 31 August 2024

6 Lilli Pilli Street, Epping, NSW, 2121

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Lovely Family Home in prime locale| Epping West Catchment

An outstanding and promising proposition in a prime locale. This exquisite character-filled full-brick residence offers an exceptionally rare opportunity to enjoy its original allure, be re-imagined into a contemporary cottage or extended into your dream home (STCA).

Boasting a single-level family focused floor plan, lofty ornate ceilings flow throughout three bedrooms and a sunroom to light-filled open plan living and dining filled with north-western sun and French doors connecting to a covered verandah and level yard.

A once-in-a-lifetime opportunity with a sought-after address of unparalleled convenience. Within the catchment for Cheltenham Girls High School and Carlingford High School, just 150m from Epping West Public School and a short stroll to the Centre of Epping and the train station.

### Main Features:

- Full brick, single-level home with high ornate ceilings, wood floors, restored original doors, casement windows
- Bedrooms with individual split system air conditioning, some with built-in wardrobes, sun room/study to the master bedroom
- Bathroom with easy to maintain floor to ceiling tiles, combined bath shower, heat lamp and skylight
- Timber kitchen with granite benchtops, gas stove, wall oven and dishwasher
- Generous, light-filled north-west facing open plan living and dining with French windows, French doors open to a covered balcony
- A prime location 150m to Epping West Public School, 2.8km to Carlingford High School and 3km to Cheltenham Girls High School
- Just 1.5km to the Centre of Epping and a stroll to Epping Station
- Walk to the Y Epping, Basketball courts, tennis courts, parks and playgrounds
- Easy access to private and catholic schools and Sydney CBD

### Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.