

**66 Downes Street, North Epping, NSW, 2121**



**House For Sale**

Monday, 12 August 2024

66 Downes Street, North Epping, NSW, 2121

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Garden Wonderland Surrounded by Bush!

Escape the busyness of everyday life and discover this peaceful retreat, completely surrounded by beautiful reserves and flanked by lush, tropical gardens. A hidden oasis tucked away at the end of a cul-de-sac, it's hard to believe you're so close to schools, shops and transport.

Set back from the road and with no adjoining neighbours just the Lane Cove National Park, your privacy is assured from the moment you arrive. A quintessential front porch leads you inside where a large open plan lounge and dining room await. Behind bi-fold doors is a timber-style kitchen equipped with modern stainless steel appliances including a dishwasher, gas cooktop and wall-mounted oven. Packed with plenty of storage, a servery opens onto the second living area allowing you to keep an eye on the kids while you prepare dinner. The second living area is a versatile space that you could use for a myriad of purposes including a media/games room, indoor entertaining or home office. The backyard is truly magical, a wondrous paradise brimming with mature trees, a healthy lawn and established gardens. The bushlands behind you offer a quiet and serene backdrop which is best enjoyed from your north to east facing rear patio - the perfect spot for an afternoon drink.

Both the bedrooms are generous in size and appreciate a garden view. Servicing the home is a renovated bathroom featuring a bath and a deep corner shower. The property also includes an updated internal laundry, second toilet, air-conditioning and a single oversized lock-up garage.

Despite the incredible tranquility afforded to the residence, it's just a short stroll to local facilities including walking trails, sports clubs, and Epping North Public School & in Epping Boys High School Catchment Easily accessible to the M2, the village, train, Macquarie University and Macquarie Centre are only a 10-15min drive from your doorstep. Whether you're looking to break into the market, retire in style or invest in a high growth suburb, this home is an affordable opportunity not to be missed.

### Key Attributes

- Single level 2 bed, 1 bath retreat surrounded by council bushlands
- Lush tropical gardens with plenty of lawn for the kids to run amok
- Timber-style gas kitchen equipped with stainless steel appliances incl. dishwasher
- Large living area & a second multipurpose room ideal for home office/games room
- 2 bedrooms with garden views share an updated bathroom with shower & bath
- North to east facing covered patio overlooks the stunning 822 sqm backyard
- Private position at the end of a cul-de-sac, no adjoining neighbours only reserve!
- Walk to sports fields, hiking trails & North Epping Public School, Epping Boys High Catchment
- Short drive to Epping village, Macquarie Centre & Macquarie University
- Great starter or investment with easy connectivity to the M2 & public transport

Land: 822 sqm

Council: \$471 p/q approx

Water: \$177p/q approx