

7 Muriel Avenue, Epping, NSW, 2121



House For Sale

Friday, 9 August 2024

7 Muriel Avenue, Epping, NSW, 2121

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Designer Renovated Double Brick Home with Exceptional Sub-Division Potential

Discover one of Epping's premier residences, set in a highly sought-after neighborhood. This beautifully renovated double brick home offers an exceptional opportunity: enjoy elegant living in a stunning property while generating income from separate accommodation, and take advantage of the potential to develop a new home on the subdivided rear block of land.

This rare offering includes a large (1157 sqm) level block, perfect for sub-division with its gentle slope from rear to street front, and convenient access to stormwater and sewerage pipelines. The property boasts a commanding street presence and ensures complete privacy. A travertine marble path leads to a striking formal porch, welcoming you into a spacious, designer-renovated home.

The residence features:

- 4 Bedrooms + Study: Generous rooms with ample natural light
- Ensuite & Main Bathroom: Modern and well-appointed
- Formal Living Area & Wine Cellar: Perfect for entertaining
- Large Family Area: Opens to an undercover deck overlooking a serene garden

Additionally, a free-standing garden cottage offers:

- 1 Bedroom + Ensuite
- Kitchen & Lounge Area: Ideal for in-laws, teenagers, or rental income

This property is perfect for extended families seeking a special home, as well as investors, builders, and developers.

Key Features:

- Catchment area for Epping Boys' High School, Cheltenham Girls' High School, and Arden Anglican High School
- Short walk to Epping Public Primary School and Epping station
- Quick bike ride to Macquarie University
- Air conditioning and gas heating and cooking
- Landscaped front and rear gardens with a gazebo for outdoor relaxation

This is an outstanding opportunity to enjoy a beautiful home with potential for future growth and development.