

**85 Epping Ave, Epping, NSW, 2121**



**House For Sale**

Friday, 9 August 2024

85 Epping Ave, Epping, NSW, 2121

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Splendid beauty charms with a coveted address and family appeal**

Exquisitely positioned on a wide picturesque avenue dotted with grand period properties, this home stuns with resplendent proportions and beautifully preserved original character features. Nestled back from the road, an inviting verandah adorned with intricate lacework welcomes wide hallways, soaring ornate ceilings and elegant finishes reflective of the beautiful bygone era in which this home was built.

Encircling an original fireplace, spacious living effortlessly flows through a contemporary kitchen sympathetically updated with clean lines and timeless allure. Sun-filled dining spills outdoors to a splendid alfresco courtyard and effortless flat backyard, complemented by a rear double garage and length driveway offering bountiful off-street parking. Ideal to move into and enjoy the proximity of Epping and Eastwood, while the scope of a future value-adding extension (STCA) would propel this magnificent home into a new realm of peerless family luxury.

### **Main Features:**

- \* Double brick home on an impressive north-to-rear 948sqm block
- \* Stunning original period details include; grand dimensions, soaring ornate ceilings, picture railings, high skirting boards, beautiful original doors, character glazing, fireplace, and mantle
- \* Welcoming front verandah with cast iron lace work, new quality flooring
- \* Wide hallways flow between four bedrooms, a sunroom, two bathrooms, a dining room, lounge room and timeless kitchen with walk-in pantry
- \* Driveway access to a double lock-up garage with ample off-street parking
- \* Opportunity to renovate or extend (STCA)
- \* Within the catchment for Ngarala Public School (1km), Cheltenham Girls High School (3km), Epping Boys High School (3.5km), and Carlingford High School (4.4km)
- \* 1.2km to Epping Station and 1.4km to Eastwood Station

### **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 inquiries.