

# 1/141 Carlingford Road, Epping, NSW, 2121

STONE

## Townhouse For Sale

Thursday, 5 September 2024

1/141 Carlingford Road, Epping, NSW, 2121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Team Juliet

## Generous Townhouse Walk to Epping West Public School

Nestled in the heart of Epping, this exquisite triple-level full brick townhouse offers the pinnacle of modern living in great location. It is zoned for Epping West Public School, Cheltenham Girls High School, and Carlingford High School, ensuring a quality education for your children.

### Key Features:

- Smart layout with a spacious dining and living area
- Modern large kitchen with gas cooking and stainless steel appliances
- Three generously sized bedrooms, all with built-in wardrobes; master bedroom features a double wardrobe and ensuite, while the other two bedrooms plus private balconies
- Additional living area/study on the first floor
- Internal laundry and a powder room on the ground level
- Paved courtyard entertaining area with under covered alfresco
- Double garage with extra storage space
- Experience spaciousness and versatility across three levels, offering ample room for work and entertainment
- Total Size: 272 sqm

### Location:

- Approx 60m to the nearest bus stop
- Approx 300m to Hermington Street Basketball Court
- Approx 650m to Epping West Public School
- Approx 2-minute drive to West Epping Park
- Approx 3-minute drive to Epping Station
- Approx 3-minute drive to Carlingford Court

### Approximate outgoings:

- Council Rate \$325 p/q
- Strata \$1560 p/q
- Water Rate \$218 p/q

This townhouse presents an unparalleled opportunity to immerse yourself and your family in the vibrant community of Epping while enjoying the comforts of contemporary living. Don't miss out on the chance to make this your forever home! Please feel free to contact Juliet Chen Team for more information.