

**1/165 Carlingford Rd, Epping, NSW, 2121**

STONE

## **Townhouse For Sale**

Friday, 9 August 2024

1/165 Carlingford Rd, Epping, NSW, 2121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Team Juliet

## Full Brick Townhouse with Epping West Public School Catchment

Nestled in the heart of Epping, this stunning triple-level townhouse offers the epitome of modern living in a highly coveted location. Designed to elevate your lifestyle, this exceptional home is within the prestigious school zones of Epping West Public School, Cheltenham Girls, and Carlingford High School, ensuring top-tier education for your children.

- ☑ Expansive open-plan design with a generous dining area and living room
- ☑ Functional kitchen with gas cooking
- ☑ 3 spacious bedrooms, 2 with balconies
- ☑ 2 separate bathrooms and an additional toilet located on the ground floor
- ☑ Master bedroom with walk-in robe and ensuite featuring a relaxing spa bath
- ☑ Convenient internal laundry
- ☑ Additional living area on the first level
- ☑ Fully fenced private courtyard
- ☑ Secure double garage
- ☑ Abundant space and versatility across three levels, providing ample room
- ☑ Effortless access to public amenities including transport. School, park and shopping
- ☑ Total size: 250 sqm

### Location:

- ☑ 45m to the nearest bus stop
- ☑ 550m to Hermington Street Basketball Court
- ☑ 700m to Epping West Public School
- ☑ 2-minute drive to Carlingford Court
- ☑ 3-minute drive to Epping Station

### Approximately outgoing:

- ☑ Council Rate \$316.2 per quarter
- ☑ Strata: \$787.5 per quarter
- ☑ Water Rate: \$323.6 per quarter

This townhouse presents an unparalleled opportunity to immerse you and your family in the vibrant community of Epping while enjoying the pleasures of contemporary living. Don't miss out on the chance to make this your forever home!