

# 1/243 Epsom Road, Chipping Norton, NSW 2170

## Townhouse For Sale

Tuesday, 2 July 2024

1/243 Epsom Road, Chipping Norton, NSW 2170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 260 m2**

**Type: Townhouse**



Joshua Prestia  
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Elle Hipolito  
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## FOR SALE

This stunning townhouse is nestled in a lovely and conveniently located complex. Boasting one of the largest 2-bedroom floorplans in the suburb, this spacious and appealing residence offers low-maintenance, modern living at its finest. Perfectly suited for a first-time homebuyer, downsizer, or an investor seeking to expand their portfolio. A Few Inviting Features:- Spacious sun-filled living room upon entry- Kitchen & dining area extending to the alfresco- Lovely kitchen with stainless steel appliances- Stylish stone bench tops, plus gas cooking - Ample storage space with a walk-in pantry- 2 great-sized bedrooms, both with walk-ins- Bathroom with separate bathtub & shower- Laundry/powder room with additional 2nd toilet- Split system air conditioning in living & master - Stunning low-maintenance wrap-around yard - Excellent undercover entertainers' alfresco- Secure double garage in basement with storage- Direct access to the first floor from the basement - Basement Level Approx. 48 sqm (including storage)- Ground Floor Area Approx. 150 sqm (including yard)- First Floor Area Approx. 62 sqm - Total Area Approx. 260 sqm Approximate Outgoings Per Quarter:- Water Approx. \$170 p/q- Council Approx. \$355 p/q- Strata Approx. \$1,379 p/q Ideally positioned only a 5-minute walk from Chauvel Park, and within easy reach of all local amenities including Newbridge Heights Public School, Moorebank High School, Moorebank Shopping Village, public transport, and the M5 Motorway. Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information.