

32/34-40 Edensor Street, Epping, NSW 2121



Unit For Sale

Monday, 8 July 2024

32/34-40 Edensor Street, Epping, NSW 2121

Bedrooms: 3

Bathrooms: 1

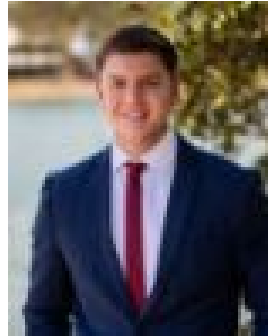
Parkings: 1

Area: 132 m2

Type: Unit



Peter Horozakis
0402870202



George Horozakis
0420842807

FOR SALE | \$865,000 - \$905,000

Open Home Inspection: Saturday 13/7/24 between 2.30 - 3.00 pm. This is an ideal opportunity to secure a fabulous family sized home unit right in the heart of the ever popular suburb of Epping. This renovated, quality 3 bedroom first floor apartment is perfectly positioned in a "walk to everything" locale. It is only just a few hundred metres from Epping's railway station, buses, Coles, shops, cafes, restaurants, sought after schools and nearby parkland. Only a short walk to Coles Epping. Everything you need just around the corner! You will be amazed by its large sunny wrapped around balcony, capturing an abundance of natural light all year round. It also showcases recently renovated interiors and this entry price point for Epping will make it super appealing in today's market. HIGH POINTS Low strata Levies of \$740.62 per quarter Presents the perfect opportunity for the working professionals, growing family and astute investor Stroll to Epping train station, Coles Supermarket and eateries Well maintained and established FULL BRICK complex Home unit including balcony = 108m² Lock-up garage = 20m² Storage area = 4m² Near new paint and timber flooring throughout Near new curtains and near new lights Spacious living and dining area with abundance of natural sunlight & an air-conditioning system Generously sized master and double sized second bedroom, both with large built-in wardrobes Single sized third bedroom Neat self-contained kitchen with a near new Westinghouse stove, ceramic cook top & Omega dishwasher Renovated bathroom with a near new vanity & mirror Internal laundry Single lock-up garage & storage room Easy access M2 Zoned for Epping Heights Public School, Epping Boys High School, Cheltenham Girls High School & Carlingford High School Overall a functional property sure to generate immense interest Other approx. Outgoings are as follows: Council rates \$316.20 p.q Water rates \$178.42 p.q Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. All interested parties should make their own inquiries as to its accuracy.