



401/1A Crandon Road Epping, NSW

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**Sold Sep 2024 - Contact James 0420 665 913**

This split-level sub-penthouse takes indulgent luxury to dazzling new heights, featuring sundrenched open-plan interiors with a double-height living area effortlessly unfolding to a wraparound balcony and high-end finishes at every turn. It's sophisticated ease and modern opulence offering multiple lifestyle advantages, perfectly positioned approx. 550m from Epping Metro station.

- Large sunlit balcony with a gas bayonet, perfect for alfresco entertaining
- Lavishly appointed with a statement chandelier and stunning timber flooring
- Supremely luxurious kitchen with sleek island breakfast bar and gas cooktop
- Three generous bedrooms with built-in robes, two with direct balcony access
- Master suite set on the top floor with an ensuite and freestanding bathtub
- Indulgent family bathroom with an oversized shower and floor-to-ceiling tiles
- Flexible upstairs dedicated study/home office with built-in storage solutions
- Two secure car spaces plus a storage cage, Euro-style laundry, ducted air con

**Price:** Sold Sep 2024 - Contact James 0420 665 913  
**Council Rates:** \$512.40 p/q  
**Water Rates:** \$172.79 p/q  
**Strata Rates:** \$1,370.75 p/q



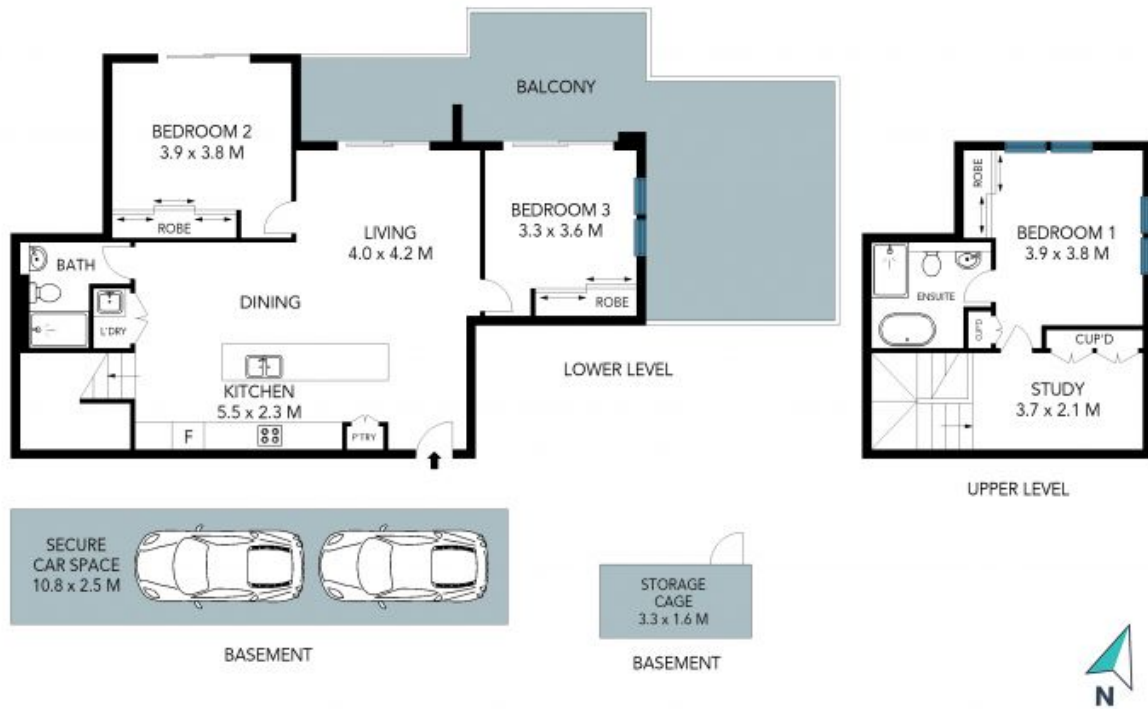
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.