

STONE



1/141 Carlingford Road Epping, NSW

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## 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

### Inspect:

Saturday, 21st September 2024 10:00 - 10:30  
Wednesday, 25th September 2024 10:00 - 10:30

### Price:

Contact Agent

**Council Rates:** \$325.80 p/q

**Water Rates:** \$218.80 p/q

**Strata Rates:** \$1,560.00 p/q



**Juliet (Jiangmin) Chen**

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**Team Juliet**

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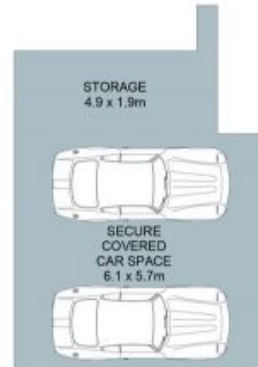
GROUND LEVEL



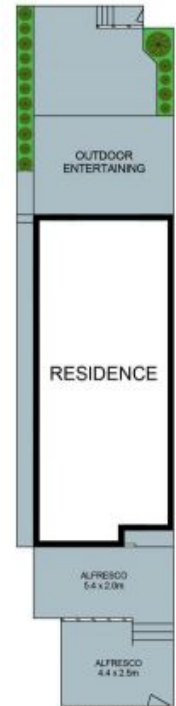
FIRST LEVEL



SECOND LEVEL



BASEMENT



SITE PLAN  
(NOT TO SCALE)



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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