



85a Norfolk Road North Epping, NSW



## Charming family haven on a stunning 1,827sqm lot with plenty of potential

Peacefully set back from the street, this much-loved family home lovingly maintained by its original owners, is available for the first time. Nestled on an expansive 1,827sqm parcel, its wraparound garden and sunlit, spacious interiors serve as a blissful backdrop for family life. It's steps to Epping station and zoned for Epping North Public, Cheltenham Girls, and Epping Boys.

- Beautifully presented with fresh paint throughout and repolished timber floors
- Inviting interiors, with broad windows, ample natural light, and leafy views
- Double brick downstairs and versatile floorplan with excellent functionality
- Formal living room with fireplace, plus upstairs rumpus and large dining area
- Classic-style kitchen with a large pantry, wall oven and a tiled splashback
- Generous bedrooms with BIRs, two downstairs; ceiling fans in four rooms
- Sleek ground floor bathroom with a frameless shower and separate entry toilet
- Traditional-style upstairs bathroom with bath, plus large laundry with shower

**Inspect:** Saturday, 21st September 2024 10:00 - 10:30  
Wednesday, 25th September 2024 11:00 - 11:30

**Auction:** 12/10/2024 04:30 pm

**Price:** Auction Guide \$2,200,000 - \$2,400,000

**Council Rates:** \$586.20 p/q

**Water Rates:** \$172.79 p/q



**James Ramsay**

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**Chloe Mawass**

0431 983 240



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.