



26 Leicester Street Epping, NSW 6 3 3

### Family oasis with poolside entertaining bliss in Cheltenham Girls catchment

Showcasing high-quality renovations and fresh upgrades, this idyllic north-facing residence is thoughtfully crafted to meet the needs of a growing family, offering three versatile living spaces, including a spacious rumpus. A true haven of comfort and relaxation, it's the ideal backdrop for pool parties and family gatherings, zoned for Roselea Public, Cheltenham Girls, and Carlingford High.

- Quality brick construction, elevated on the high side on a 904.2sqm parcel
- Resort-style heated mineral saltwater pool with frameless glass fencing
- Formal living, open-plan rear domain and rumpus, internal doors for zoning
- Luxury finishes, including stylish parquet oak timber flooring, plush carpet
- Renovated kitchen with induction cooktop, wall oven, and granite benchtops
- Six generous bedrooms with built-in wardrobes, all located on the main floor
- Grand master with sleek ensuite, large walk-in rain shower, and double vanity
- Elegant fully tiled bathrooms, one with a bathtub, both with corner showers

**Inspect:** Saturday, 19th October 2024 10:00 - 10:30  
Thursday, 24th October 2024 10:00 - 10:30  
**Auction:** 09/11/2024 09:45 am

**Price:** Auction Guide \$3,000,000  
**Council Rates:** \$749.10 p/q  
**Water Rates:** \$172.79 p/q



**James Ramsay**  
0420 665 913



**Jessica Zhou**  
0412 733 135



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.