

14 Second Avenue Epping, NSW



## Family Entertainer in Cheltenham Girls Catchment and Potential Duplex Site (STCA)

An exemplary balance of period grace and modern functionality, this stylish home excels as a contemporary family residence with inviting interiors and ample entertaining allure. Perfect for families seeking a harmonious blend of indoor-outdoor living, it's quietly nestled in a blissful yet accessible pocket, zoned for the Ngarala Public (opened 2023), Cheltenham Girls and Carlingford High School.

- On a 695.6sqm parcel, with potential for duplex subdivision (STCA)
- Recently updated with fresh interior/exterior paint, new carpet in bedrooms
- Elegant formal lounge adjoins a study, flowing to a sunlit private courtyard
- Spectacular open-plan living/dining domain opens to serene, all-weather deck
- Stunning saltwater pool, lush lawn and low-maintenance, established gardens
- Thoughtfully designed floorplan with abundant natural light and easy flow
- Spacious kitchen with gas cooktop, backyard views, and shaker-style cabinetry
- Master suite features a WIR, ensuite with spa bath, and plantation shutters

**Inspect:** Saturday, 9th November 2024 1:00 - 1:30  
Sunday, 10th November 2024 2:00 - 2:20  
**Auction:** 23/11/2024 10:30 am

**Price:** Auction Guide: \$2,400,000  
**Council Rates:** \$688.40 p/q  
**Water Rates:** \$195.02 p/q



**Kevin Dearlove**

0403 338 302

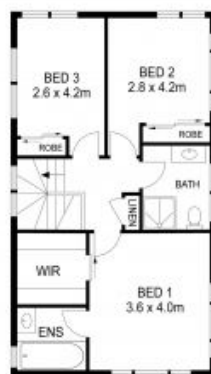


**Leo Li**

0404 917 188

# 14 Second Avenue, Epping

4 2.5 2 695.6m<sup>2</sup>



FIRST FLOOR



THIS IS AN ARTIST'S IMPRESSION - ALL DIMENSIONS, LAYOUTS AND TREES ARE APPROXIMATE  
ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

