



12 Somerset Street Epping, NSW



## Great Family Home with Huge Potential and Central Location

Sitting on an approximately 765.10sqm almost level block with a 15.24m frontage, this great family offers good size living and bedrooms which is ready for you to move into and enjoy, conveniently located only approximately 1 km to Epping Station, local shops, approx 170m to Epping Oval and approx 800m to Arden Anglican School. It combines comfort, style and boundless potential for families and savvy investors.

### Property Highlights:

- Sun-filled, north-facing living area bathing the home in natural light year-round, perfect for relaxation and family time
- Functional, well-equipped kitchen featuring a built-in oven and abundant storage
- Four good size bedrooms and two bathrooms
- Generous dining area ideal for hosting gatherings
- Low-maintenance, fully fenced backyard offering a private, secure oasis for outdoor enjoyment and leisure
- Double carport providing convenient and secure parking for multiple vehicles

**Inspect:** Saturday, 9th November 2024 1:00 - 1:30  
 Wednesday, 13th November 2024 1:00 - 1:30  
**Auction:** 23/11/2024 05:00 pm  
**Price:** Auction



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**Team Juliet**

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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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