

101B / 11-17 Cliff Road, Epping NSW 2121



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Spacious 2 Bedroom Apartment in Epping with Sunlit North Aspect



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Discover your new oasis in Epping! This exceptional 2 bedroom apartment offers an abundance of space and a coveted north-facing aspect, providing you with the perfect blend of roominess and natural light.

Locations:

- Epping Station and Metro - 750m
- Coles Epping - 400m
- Boronia Park - 700m
- Epping Heights Public School - 1.1km
- Epping Boys High School - 2.8km
- Carlingford High School - 3.4km
- Cheltenham Girls High School - 2.6km

Outgoings (approx.)

Strata: \$1515.24/ quarterly

Council: \$317.00/ quarterly

Water: \$150/ quarterly

Key Features:

- **Generous Bedrooms:** Two well-appointed bedrooms provide ample room for relaxation and creativity.
- **Expansive Living Space:** The open-plan living area offers a spacious and versatile layout, ideal for entertaining or setting up your dream home office.
- **Sunlit North Aspect:** Enjoy the invigorating warmth of the sun throughout the day, with the apartment's north-facing orientation bathing your living spaces in natural light.
- **Modern Kitchen:** The contemporary kitchen is equipped with quality appliances and plenty of storage, making meal preparation a breeze.
- **Secure Parking:** Included is secure parking, ensuring your vehicle is well-protected and easily accessible.
- **Tranquil Setting:** The apartment complex is nestled in a peaceful neighborhood, providing a serene retreat from the hustle and bustle of the city.
- **Prime Location:** Epping offers a vibrant community, with easy access to shopping, dining, public transportation, parks, and more.

Internal: 99 sqm approx.

Car space and storage: 14+2= 16 sqm approx.

Total: 115 sqm approx..

