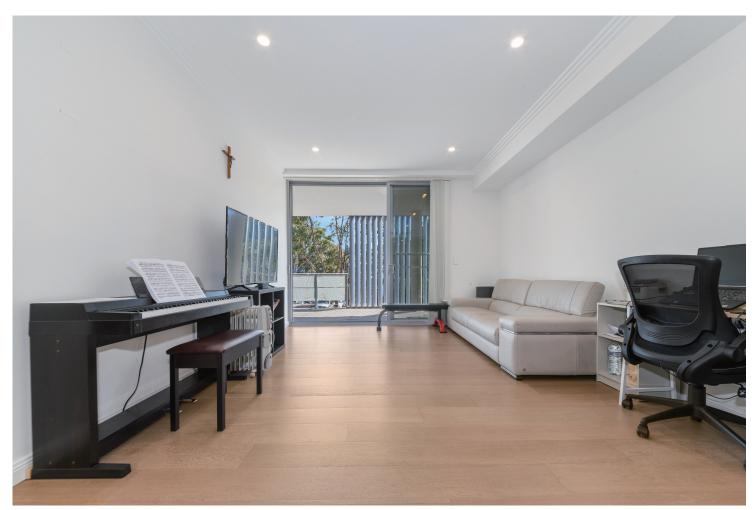


101B / 11-17 Cliff Road, Epping NSW 2121









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..







