



**Convenient Location Home on 1,124SQM
Setback Block**



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20A Wycombe Street, Epping

Sold

This property enjoys a convenient location in one of Epping's highly desirable areas, boasting catchment of renowned schools such as Carlingford High, Cheltenham Girls High, Epping Boys High, and Epping Heights Primary School. The well-maintained home offers spacious interiors and ample outdoor spaces, ideal for families who enjoy entertaining and outdoor activities. Situated approximately 200m from Epping Heights Public School and within walking distance to Cheltenham Station, the property is also just a short drive away from Eastwood, Carlingford, and Macquarie Park, providing easy access to amenities and daily necessities.

Features:

- Approx. 1124sqm with potential to rebuild or develop (S,T,C,A)
- The school catchment encompasses prestigious institutions such as Epping Heights Primary, Carlingford High, Epping Boys High, and Cheltenham Girls High.
- Spacious living area seamlessly connects to the backyard.
- Three bedrooms fitted with walk-in robes
- Study/4th room ideal for guests or children's reading/ game room.

Property ID:	L26486520
Property Type:	House
Building / Floor Area:	161
Carports:	2
Land Area:	1124.0 sqm

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- Gas cooking and well ventilated kitchen
- Solid full brick built home with a safe and secure feel of living
- Expansive garden ideal for sociable individuals love entertaining friends
- Large double carport and ample driveway parking

Transport, shops, and surrounding facilities:

- Approximately 3-minute walk to Epping Heights Primary School.
- Approximately 10-minute walk to Cheltenham Oval and the netball club.
- Approximately 15-minute walk to Epping West Playground and Gym.
- Approximately 15-minute walk to Cheltenham Girls' High School, followed by Cheltenham Railway Station, the local tennis club, and coffee shops.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of the information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable.