



Prestigious 6-Bedroom Family Haven on Spacious Level Block in Epping

 6 4 2

17 York Street, Epping

Contact Agent

Spacious 6-bedroom family home on a generous 809 m<sup>2</sup> level block with wide frontage. Positioned in a quiet, tree-lined street, you're just a short walk to Epping Station, buses, Boronia Park, and local shops, with easy access to arterial roads for rapid connections to Macquarie Park, Chatswood, and the CBDs. The flexible layout offers adaptability for growing families or renovation enthusiasts, with strong potential to enhance or extend (STCA). A rare Epping offering with both immediate comfort and long-term upside. The residence delivers a versatile floorplan designed for family adaptability. Whether you envision open-plan living, multiple formal and casual zones, or a purpose-designed home office or retreat, the layout invites creative customization. Surrounded by established gardens and leafy outlooks, this home provides a rare sense of privacy and calm, while still being just moments from Epping's bustling village centre. A long driveway and parking ensure ample space for families with multiple cars. Families will also appreciate zoning to Epping Public School, Epping Boys High, Cheltenham Girls High, and Carlingford High, plus proximity to private education options including Arden Anglican School and Our Lady Help of Christians.

This is more than a home-it is a blue-chip opportunity in one of Sydney's most desirable neighbourhoods, promising enduring value, lifestyle excellence, and the rare chance to secure a property of distinction.

Features:

Property ID:	L36319685
Property Type:	House
Building / Floor Area:	245
Carports:	2
Land Area:	809.0 sqm

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- Six bedrooms, multiple living spaces & private garden outlooks
- Four designed bathrooms with internal laundry
- Main residence with 2 bedders grany flat and lease out for additional income
- Prestigious 815 m<sup>2</sup> level block with wide frontage
- Enviable scope to create a landmark residence or luxury redevelopment (STCA)
- Zoned for Sydney's most sought-after schools, with elite private options nearby
- Surrounded by established gardens with excellent privacy
- Quick access to Macquarie, Chatswood & Sydney CBD
- Stroll to Epping Station, cafés, shops & Boronia Park

Disclaimer: The information presented has been gathered from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.