



38 Grigg Avenue North Epping, NSW

4 1 2

### Sundrenched garden haven in coveted position

In a prized setting screened by lush trees, this full brick home offers a rare opportunity with exciting room to grow. It sits pleasantly elevated on 746sqm of land, bathed in light with a north-easterly aspect and embraced by expansive lawns and lovely gardens. A union of space and convenience, the home is desirably located in easy reach of transport, schools and amenities.

**Price:** Sold  
**Council Rates:** \$449.80 p/q  
**Water Rates:** \$172.07 p/q



**Kevin Dearlove**

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SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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