



30 Marcella Street North Epping, NSW

4 2 3

### Spacious family home on premier street

Quietly positioned in one of the area's best streets, this solid family home offers outstanding space and versatility with scope to adapt for modern living. An oversized layout oriented for north-easterly sunlight ensures ready potential for in-law accommodation or extra income from a home business in its studio (STCA), all within a level walk to Epping station, Epping North Village and popular local schools.

**Price:** SOLD \$1,660,000  
**Council Rates:** \$466.00 p/q  
**Water Rates:** \$179.00 p/q



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GROUND LEVEL

LOWER GROUND LEVEL



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.

**30 Marcella Street, North Epping**  
stonerealestate.com.au

Produced by DIAKRIT



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.

