



36 Chelmsford Avenue Epping, NSW



Peaceful period sanctuary in esteemed locale, elite schooling address

A seamless harmony of Federation heritage and true contemporary ease, 'Moolawah' c1920 is a beautifully refined home in an exclusive pocket of Epping. Decorative plasterwork, leadlights and kauri pine floors adorn its original front interiors, while the rear benefits from a luxe renovation resulting in open plan alfresco comfort. Set on the high side upon a 765sqm north facing block, this quiet family residence is located a walk from Epping shops and transport, with coveted access to Cheltenham Girls, Epping Boys, Carlingford High and the soon-to-be-built Chelmsford Avenue primary.

Price: Auction
Council Rates: \$682.00 p/q
Water Rates: \$181.00 p/q



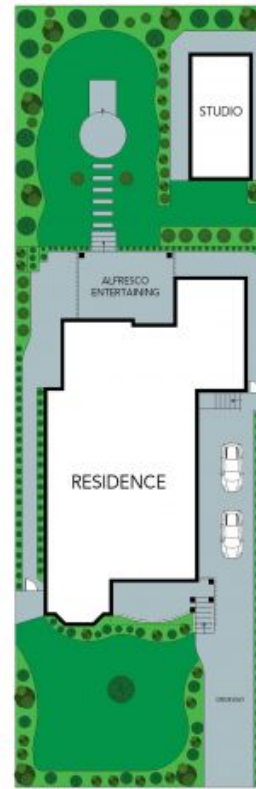
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SITE PLAN

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Internal Area approx - 160 sqm
 External Area approx - 58 sqm
 Land Area approx - 765.1 sqm

