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38 Grayson Road North Epping, NSW 3 [bed icon] 1 [bath icon] 2 [kitchen icon] 2 [car icon]

### A Gem of Rare Scope

Heart-warmingly maintained and held dear by one family for an incredible 59 years, this classic home promises character and credentials that are rare to come by. Generous in its established native gardens spread across 739.8sqm, sun-soaked interiors and immense redevelopment potential (STCA), it's a unique opportunity into Epping's prestigious north - just a 600m approx. stroll from local village shops, and ready to enjoy today or upgrade tomorrow for an exciting new chapter.

- Impressively kept residence offered for the first time with future scope STCA
- Well-scaled combined lounge and dining domain on entry splashed with sunlight
- Vast picture windows capturing aspects of surrounding native garden landscape
- Casual family zone or teens' retreat at rear, separate study/multipurpose room
- Central hallway connecting three bedrooms, floor-to-ceiling robe to the main
- Pristine garden-view kitchen with stove/oven, generous preparation space
- Two bathrooms, main features separate toilet, updated shower & modern vanity
- Split system air conditioning, original hardwood floors, sizeable linen press

Price: SOLD \$2,150,000  
Council Rates: \$532.00 p/q  
Water Rates: \$173.00 p/q



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North Epping

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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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.