



1A Hillcrest Avenue Epping, NSW 5 2 2

**Privacy on 1104sqm - in Epping West, Cheltenham Girls, Epping Boys zones**

Enjoying a secluded, northerly-facing position upon 1104sqm in a coveted Epping enclave, this spacious character-filled home offers a harmonious lifestyle setting for families today, with enticing possibilities to shape tomorrow. It boasts extensive living and accommodation perfectly suited to evolving families, alongside an impressive rear yard immersed in established gardens and evoking a serene sanctuary. Positioned for convenience, it's just over a kilometre stroll from Epping Station, with enviable zoning for a choice of prestigious local schools.

**Price:** Sold by Kevin Dearlove  
**Council Rates:** \$655.30 p/q  
**Water Rates:** \$172.83 p/q



**Kevin Dearlove**  
0403 338 302



**Leo Li**  
0404 917 188

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5 2 2



THIS IS AN ARTIST'S IMPRESSION - ALL DIMENSIONS, LAYOUTS AND TREES ARE APPROXIMATE  
ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

