



103/7-9 Cliff Road Epping, NSW 1  1  1 

### Modern One-Bedroom Apartment in Prime Epping Location

Discover contemporary living in this unique one-bedroom apartment, set within the tranquil surrounds of the exclusive Epping Gardens complex. Offering a perfect blend of comfort and convenience, this home is just 550 metres from Epping Station, shops, cafes, and dining options.

Architecturally designed with a hotel-like ambience, the apartment features a spacious layout, high-quality finishes, and excellent connectivity to leading schools, transport, and amenities ? making it an ideal choice for first home buyers or savvy investors seeking strong rental returns.

Features:

- Oversized bedroom with built-in wardrobe
- Caesar Stone kitchen with gas cooking and dishwasher
- Secure car space plus storage cage
- 550m to Epping Station, 650m to Boronia Park
- In catchment for Epping West Public, Cheltenham Girls', Epping Boys' and Carlingford High Schools

Price:

Contact Agent



**Danny Jing**

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The floor plan is not to scale, measurements are indicative and in metres. Other 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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