






1/42A Kent Street Epping, NSW

2 1 1

### Oversized, elevated ground floor Boronia Gardens unit, 600m to station

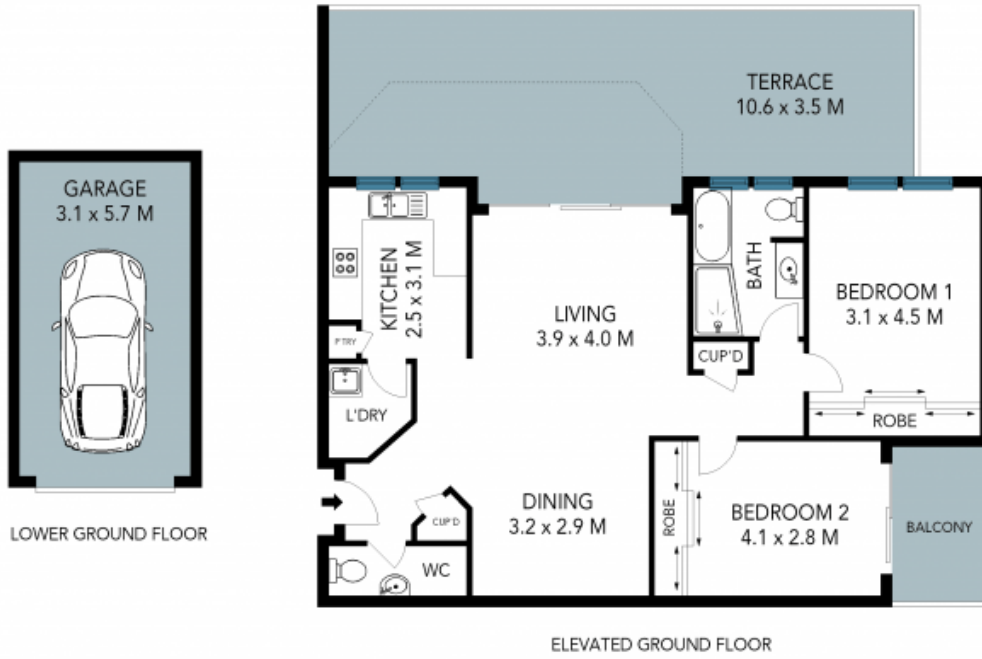
A leafy position nestled amid 'Almond Grove' in Boronia Gardens sets a perfect stage for private living in this double brick, elevated ground floor unit in boutique block of only ten. Immaculately presented in near-new original state with the addition of fresh paintwork, new carpet and LED lights, it enjoys lush green outlooks from its large private terrace plus a balcony off the second bedroom, each of oversized proportions. Quiet spacious and within convenient walking distance of Epping station, shops and Boronia Park, zoned for Epping West Public, Cheltenham Girls, Epping Boys and Carlingford High.

**Price:** Sold \$880,000  
**Council Rates:** \$328.00 p/q  
**Water Rates:** \$180.00 p/q  
**Strata Rates:** \$1,200.00 p/q



**Vincent Goh**

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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.