



15/40-42 Stanley Road Epping, NSW 3  2  2 

### Spacious Free-Standing Villa in Prime Location

Centrally nestled in one of Epping's most desirable pockets, this exceptional brick villa offers a blend of low-maintenance modern living. It ensures added privacy, making it perfect for families or downsizers within approximately 1km to Epping Station and local shops.

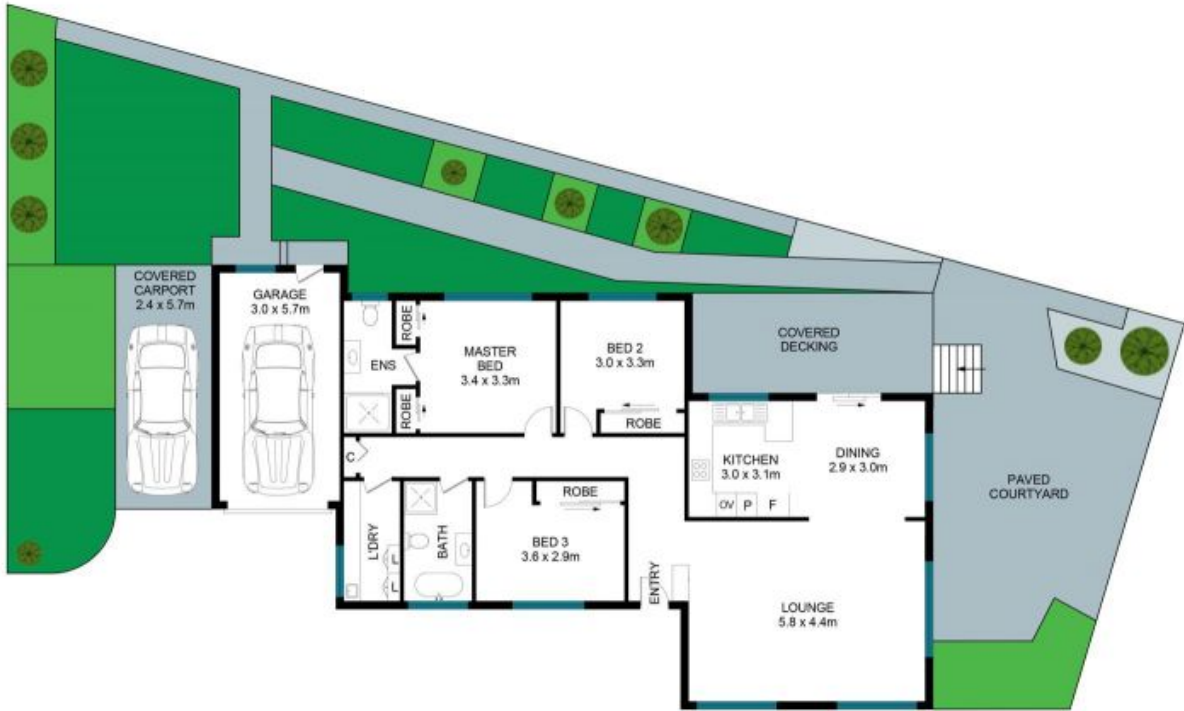
**Price:** Auction  
**Council Rates:** \$325.00 p/q  
**Water Rates:** \$284.00 p/q  
**Strata Rates:** \$855.00 p/q



**Juliet (Jiangmin) Chen**  
 0408 997 997



**Team Juliet**  
 0466 907 733



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.

15/40-42 Stanley Road, Epping

