



46 Wycombe Street Epping, NSW

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Immense opportunity in an enviable schools and family precinct

With wide corner block presence in an unbeatable central location, this spacious single level classic offers a rare union of move-in-ready ease and untapped future prospects. For those seeking immediate comfort, looking to further update or envisioning a future luxury abode (STCA), the home's 696sqm parcel and generous floorplan unlocks multiple possibilities to conceive the family dream and have it all - within Epping Heights Primary, Cheltenham Girls and Carlingford High school catchments*.

Price: Auction Thurs 2nd Feb - The Epping Club
Council Rates: \$570.50 p/q
Water Rates: \$160.18 p/q

Stone Beecroft | Castle

02 8866 1500
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SITE PLAN



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.