



13/58 Epping Road Lane Cove, NSW



Ideal First Home or City Base

SOLD - CALL HUGH 0418 270 993

This modern, refreshed, mid level apartment sits at the rear of a secure, full brick building. Enjoying open plan living and dining areas with semi open kitchen, all flowing to a well sized balcony. Two generous bedrooms, stylish bathroom with laundry fittings plus oversized single car space with room for storage. Express City buses at the door makes it just minutes to the CBD and within easy walking distance to Lane Cove Village shops and cafes.

NOTE: EXPECTED RENT \$725.00 PER WEEK

Approximate Outgoings: Strata \$968.35 pq // Council \$430.00 pq // Water \$216.53 pq

Approximate Sizes: Unit 73.40 sqm incl Balcony + Parking 17.30 sqm = Total 90.70 sqm

Price: SOLD PRIOR - CONTACT HUGH

Council Rates: \$430.00 p/q

Water Rates: \$216.53 p/q

Strata Rates: \$968.35 p/q



Hugh Macfarlan

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<https://www.stonerealestate.com.au/8758513>



Apartment Floor Plan - Level 1



APARTMENT FLOOR AREA = 73.4m² approx.
(INCLUDING BALCONY)
PARKING AREA (EXCLUSIVE USE) = 17.3m² approx.
TOTAL AREA = 90.7m² approx.



Parking 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.