



## 65 Boronia Avenue Epping NSW

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Here's your chance to secure an exceptional property! This single-level home, nestled on a generous 822 square meters, is tailor-made for visionary buyers seeking lucrative opportunities. Boasting functionality, abundant natural light, and a sought-after location, this property is primed for immediate occupancy by your family or can serve as a profitable rental while awaiting approval for your development plans to build a duplex (STCA) or your dream house (STCA)

Main features:

- \*Corner duplex site (STCA) on 822 sqm (approx.) of land
- \*Blue-ribbon locale close to transports and Epping West Public
- \*Sun-drenched open plan living & dining area, three spacious bedrooms

**Price** : \$ 3,338,000  
**Land Size** : 822 sqm  
**View** : <https://www.uniland.com.au/sale/nsw/northern-suburbs/epping/residential/house/7949714>



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SITE PLAN (NOT TO SCALE)

0 1 2 3 4 5m

Scale in metres. Indicative only. Dimensions are approximate.

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.



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