

**41 Boronia St, Epping, NSW 2121**

**Sold - 28/06/2021**

House 3  1  2 



## Potential +++++ Full brick Character home

Charming double brick beauty, beautifully presented and set on approximately 784 sqm level block, in a most sought after and convenient location.

Features Include;

- 3 spacious bedrooms
- Neat main bathroom
- Second toilet in laundry
- Air conditioning
- Lounge
- Separate lounge
- Dining room
- Family room
- Large carport, plus storage
- Large level block
- Plenty of off street parking
- Beautifully presented gardens

Very well located, previously used as Boronia Medical practice, this character home has huge potential to use as is, or further develop (STCA)

Adjacent to local shops, bus at door

Epping West Public School Primary Government 0.44km  
Karonga School Combined Government 1.02km  
Our Lady Help of Christians Catholic Primary School Primary Catholic 1.19km  
Epping Heights Public School Primary Government 1.47km

### Listed By

Sam Mamari  
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### Open for Inspection

By Appointment.

### Property Features

- Previously used as Medical Practice
- Convenient Location
- Approx 784 SQM land
- Close to local schools



## Floorplan



## 41 Boronia Avenue, Epping

Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to inaccuracy and should not be used as legal reference. Sizes are approximate only.

