



# DUPLEX HOMES

# EPPING

121 Carlingford Road Epping

# ENRICH YOUR LIFESTYLE THE ULTIMATE IN CONTEMPORARY LUXURY

With the opportunities of a cosmopolitan lifestyle on the doorstep, and positioned in one of Sydney's most verdant locales, the duplex project at Epping, contains 2 duplex homes nestled amongst the abundant natural landscape.

These visionary duplex homes have been carefully created to appeal to a variety of buyers, from families and investors to discerning executives.



## INTERIOR DESIGN

The calm, balanced material selections blend effortlessly with cleverly appointed modern requirements. Limed wood cabinetry, stone benchtops and oak floors create an ambience of understated refinement.

Five oversized bedrooms matched to build-in robes, two with ensuites, palatial master bedroom with expansive walk-in wardrobe.



Finely crafted kitchen, 40mm stone bench tops, high quality Miele appliances, five-burner gas cooktop, dishwasher, microwave, oven, breakfast bar & abundant storage.

Three beautifully appointed bathrooms, elegant task lighting, concealed cisterns.

# LIFE IN EPPING

## CURATED FOR CONVENIENCE

- 240m to Epping West Public School
- 500m to West Epping Park
- 1km to preschool
- 1.2km to daycare centre
- 1.7km to Epping Train & Metro Station
- 2.1km to Bunnings Carlingford
- 3km to Carlingford High School
- 3.2km to Eastwood Shopping Centre
- 3.5km to Carlingford West Public School
- 3.8km to Epping Boys high school
- 4.4km to Ryde Hospital

Epping is an upmarket North Shore suburb features great connectivity and is highly pet-friendly. A key transportation hub on the North Shore, Epping is both well located and connected for accessing other key urban centres nearby. Epping features many larger, heritage-listed homes sprawling out from a concentrated shopping district around its station with back streets that are highly leafy and dotted with numerous parks. It's eminently pet and family friendly, however the combination of traffic issues and price are both factors to consider when living here. Adding to this ambiance is its handful of lovely parks. They're both new and kept in good condition, and offer a nice cross section of amenities such as barbecue facilities, playground equipment, and cycling paths. There's quite a good array of schools on offer nearby too, with some prestigious offerings in both Epping proper as well as neighbouring Carlingford, Ryde and Denistone. This mix of education and safe public spaces scores pluses for the suburb for families as well.



