60 Epsom Road, Chipping Norton

# Spacious Family Home on 747.7sqm with Duplex Potential (STCA)

Positioned on a substantial 747.7sqm R2 zoned block, this well-maintained family home presents a rare opportunity to secure a property offering both immediate comfort and exciting future potential. Whether you're looking to move straight in, invest, or explore redevelopment opportunities (STCA), his is a home that offers flexibility today with plenty of scope for tomorrow.

Filled with natural light and designed for practical family living, the residence offers a flexible floorplan with multiple living spaces, generous accommodation and seamless access to the expansive backyard. Combining spacious interiors with a functional layout, the home is perfectly suited to relaxed family living and effortless entertaining.

Property Features:

- 747.7sqm level block with R2 Low Density Residential zoning
- Exciting potential for redevelopment or future enhancements (STCA)
- Four generously sized bedrooms, main complete with a large

4 1 2

**AUCTION**
Sat 25th Jul @ 10:15AM

**VIEW**
Thu 9th Jul @ 5:00PM - 5:30PM

**AGENTS**

Jean-Pierre Abi Akl
0418 999 333
jeanpierre.bl@ljhooker.com.au

Patricia San Diego
0426 770 847
patricia.bl@ljhooker.com.au

**AGENCY**
LJ Hooker Bankstown
(02) 9708 2244

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Interested parties must rely solely on their own enquiries.

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walk-in robe and direct bathroom access
- Well-appointed family bathroom featuring a bathtub, plus a separate toilet for added convenience
- Multiple living and dining areas offering flexibility for growing families and everyday entertaining
- Updated kitchen with a large island bench, ample storage and excellent connection to the living spaces
- Covered outdoor entertaining area overlooking the spacious, level backyard
- Large internal laundry
- Wide driveway leading to a double lock-up garage, with additional toilet

Conveniently located within close proximity to local schools, shopping centres, parklands and public transport, this is an outstanding opportunity to secure a sizeable landholding in one of Chipping Norton's most tightly held and family-oriented neighbourhoods.

DISCLAIMER: Please note that some images used in this marketing material may include AI-generated or digitally enhanced furniture for illustrative purposes only. These visuals are intended to help demonstrate potential styling and do not necessarily reflect the current presentation of the property.

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## MORE DETAILS

| | |
|---|---|
| Property ID | 11RXF8E |
| Property Type | House |
| Land Area | 747.7 m2 |

**Jean-Pierre Abi Akl 0418 999 333**
Licensed Real Estate Agent | jeanpierre.bl@ljhooker.com.au
**Patricia San Diego 0426 770 847**
Sales Agent | patricia.bl@ljhooker.com.au

**LJ Hooker Bankstown (02) 9708 2244**
11 Marion Street, BANKSTOWN NSW 2200
bankstown.ljhooker.com.au | bankstown@ljhooker.com.au

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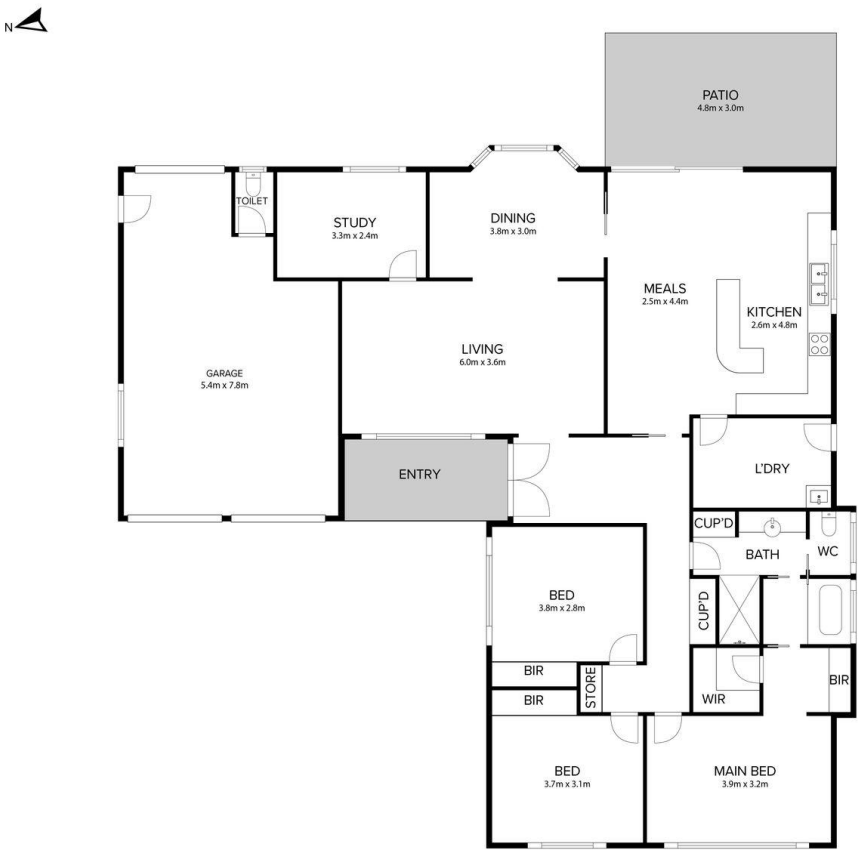


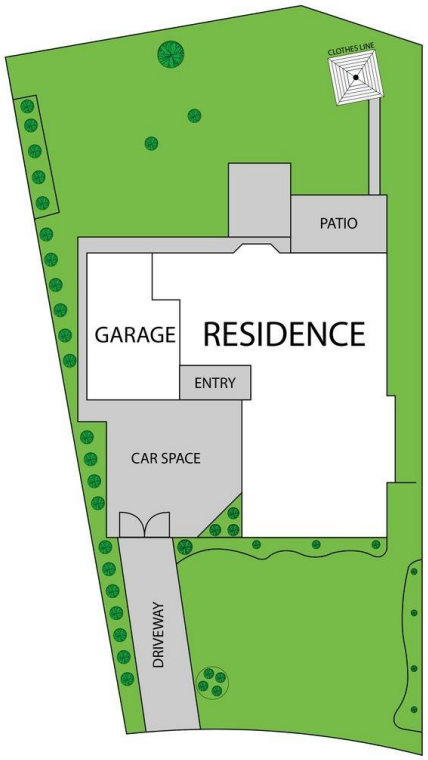


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**Disclaimer:** Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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