



305/1A Crandon Road, Epping NSW 2121

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Oscar Mao

0422 770 908

oscar.mao@triopropertyagency.com.au

Katy Cai

0432 642 043

katy.cai@triopropertyagency.com.au



305/1A Crandon Road, Epping NSW 2121

Highly desired school catchment & walk to Metro

Experience the perfect blend of modern sophistication and quiet exclusivity in this beautiful two-bedroom residence. Situated within a private, four-story boutique building, this apartment offers close proximity to Metro and some of the Sydney best educational resources right at the doorstep.

Location Highlight:

- 500m walk to Epping Metro/Train Station
- 500m walk to Epping Town Centre
- 300m walk to Epping Public School
- 1.8km to Epping Boys High School
- 3km to Cheltenham Girls High School
- Easy access to M2 linking Sydney CBD, Sydney Norwest & MQ Park
- Located on a quiet street with leafy surroundings
- 5 mins drive to MQ Shopping Centre and MQ University

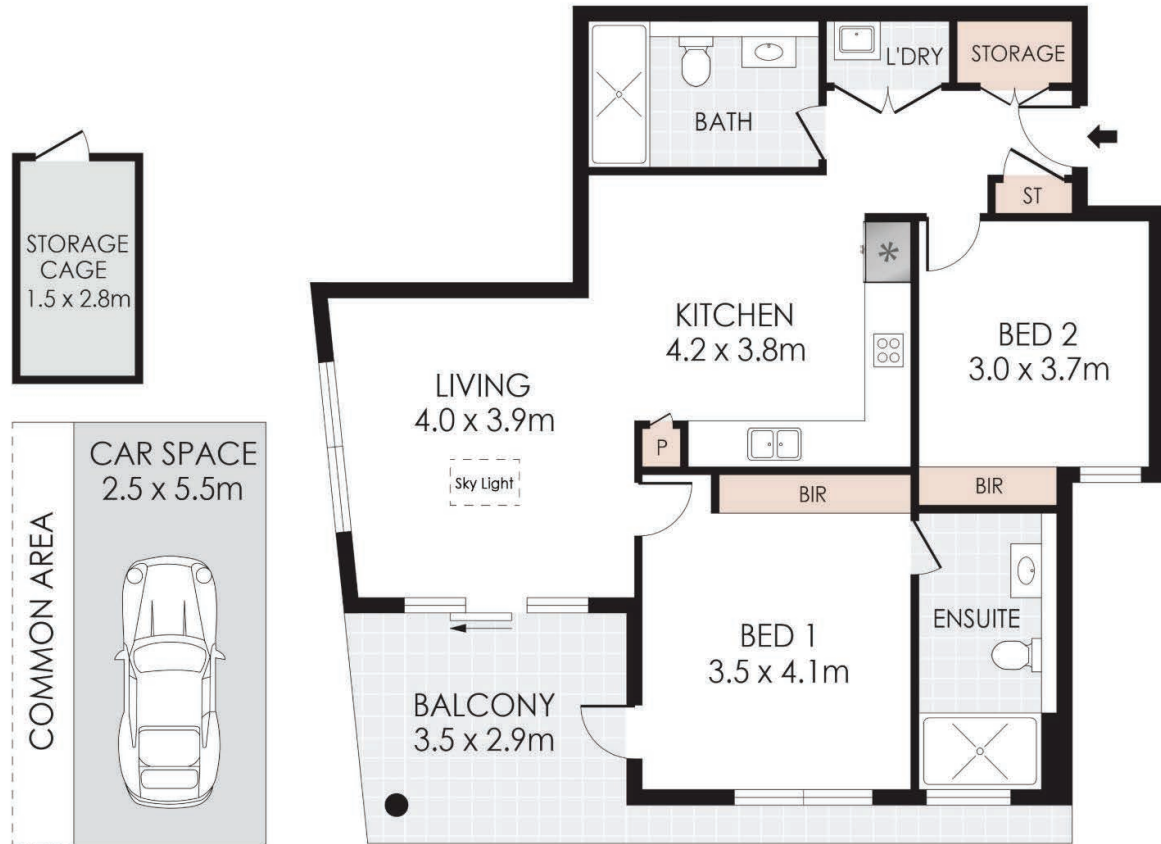
Local school catchment:

Primary school:

- Epping Public School

High school:

- Epping Boys High School
- Cheltenham Girls High School



305/1A CRANDON ROAD, EPPING

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 INQUIRIES.

 **TRIO PROPERTY AGENCY**

Outgoings:

Strata levy: approx. \$1,138 per quarter
 Water rate: approx. \$199 per quarter
 Council rate: approx. \$346 per quarter

Rental estimate:

\$850-900 per week



02 8757 3903

Suite G.03, Building B, Rhodes Quarter,
1 Homebush Bay Drive, Rhodes NSW 2138

info@triopropertyagency.com.au

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