



## 29 Hermington Street EPPING NSW

4 2 2

Opportunity knocks!!! Build your dream home in this highly sought after location centrally located to Epping and Carlingford shops, schools and public transport.

**Price** : SOLD FOR \$905,000  
**Land Size** : 1153 sqm  
**View** : <https://www.balmainrealty.com/1P0931>

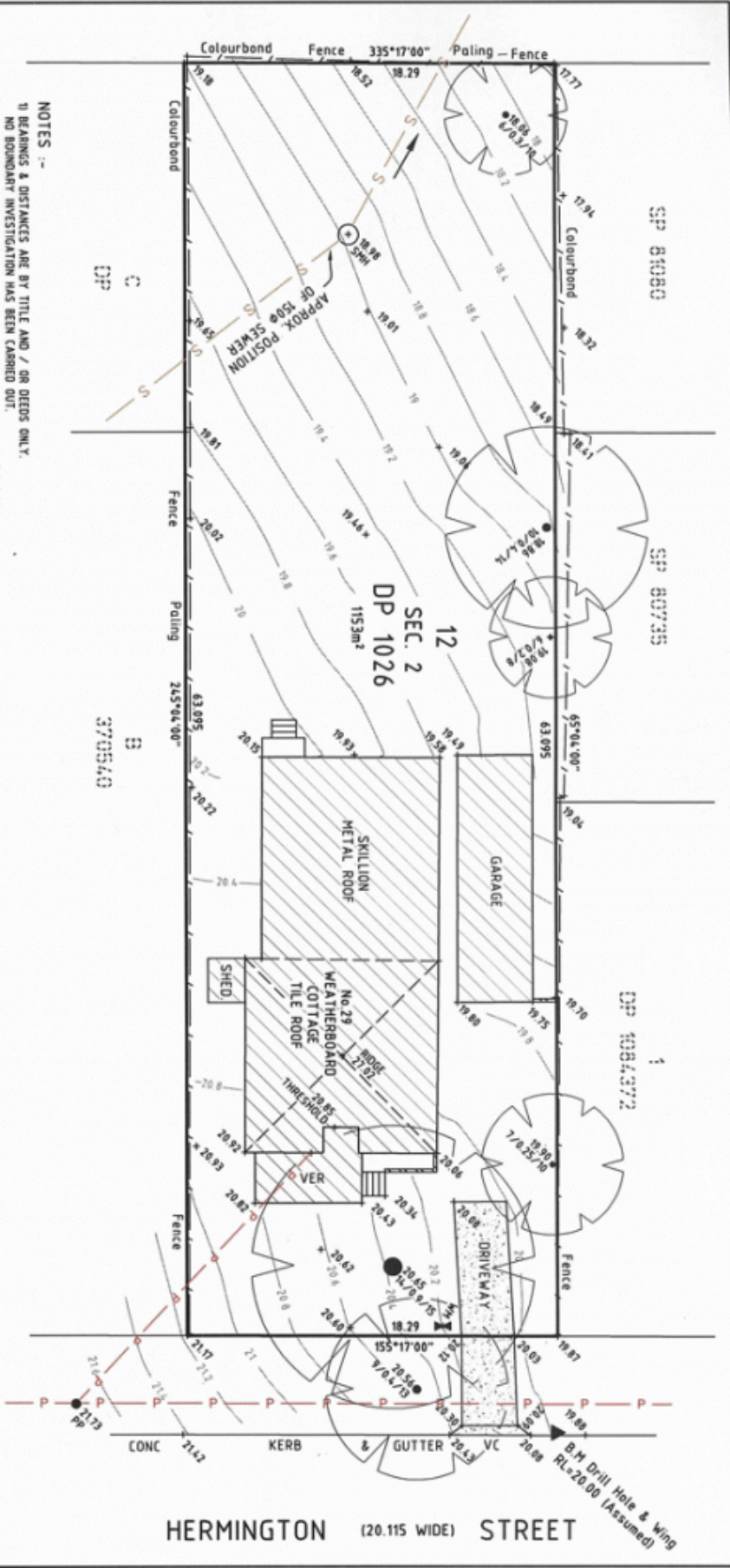
Property features include;

- Large 1,153sqm level block (approximate)
- Existing Weatherboard Cottage residence consists of 4 bedrooms, 2 bathrooms & lock up garage
- Fully fenced
- Close to Carlingford Court Shopping Centre & Epping Train Station
- Nearby to Schools & childcare facilities
- Minutes level walk to Martelli's Fruit Market, Parks & Buses
- Huge development potential!!!

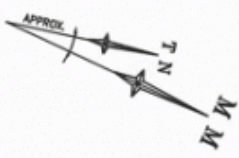


**Scott Robertson**  
**(02) 9818 8888**





- NOTES :-**
- 1) BEARINGS & DISTANCES ARE BY TITLE AND / OR DEEDS ONLY.
  - 2) NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.
  - 3) RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONSIDERED BY FURTHER SURVEY.
  - 4) CONTOURS SHOWN REPRESENT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
  - 5) SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DESIGN, DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
  - 6) THESE NOTES FORM AN INTEGRAL PART OF THIS PLAN & SHOULD NOT BE SEPARATED.
  - 7) LOCATION OF SEWER SUBJECT TO CONFIRMATION FROM STONEY WATER OR RELEVANT AUTHORITY.
  - 8) THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS. THEY ARE MAGNETIC MERIDIAN. IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
  - 9) R/L/7 DENOTES TREE RADIIUS OF Rm, TRUNK DIAMETER OF dcm & APPROX HEIGHT OF 7m



**LEGEND**

BENCH MARK	▲
POWER POLE	●
SEWER MANHOLE	○
WATER METER	◀

**CAUTION:**  
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**PROJECT:**  
 PLAN SHOWING DETAIL & LEVELS  
 OVER LOT 12, SECTION 2 IN DP 1026  
 29 HERMINGTON STREET, EPPING, 2121.

**LGA:** PARRAMATTA  
**COMP REF:** S:\DRA\WING\A3305\_LC

**CLIENT:** SENSUI HOUSE SERVICES (NSW) P/L  
**DATE:** 24-06-11 **SCALE:** 1:200  
**REF:** E24-A-3305 **DATUM:** ASSUMED

**SHEET**  
 1 of 1