



**EPPING GREEN**

*Kent St. Epping*

**MODERN, QUIET, REFINED**



**ACT NOW BY CONTACTING:**

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## UBER STYLE IN LEAFY SURROUNDS .....

One of our finest to date, Epping Green has a rare blend of 'uber modern' and 'peaceful hideaway' in one of Sydney's leafiest suburbs

Just 18km north-west of the Sydney central business district, Epping Green's architecturally lavish 1, 2 and 3 bedroom apartments capture tranquility and keep it forever.

At your doorstep is a permanent reserve, a green space rich in trees purely for your leisure.

It's a truly exceptional location for modern apartments – a suburb steeped in tradition and a priceless aged beauty that only time can nurture.

Epping Green has space, architectural style, location, beautiful finishes, all the community facilities you want, yet without any city chaos.

Only at Epping Green can you take in such tranquility and lush surroundings and leave the noise and bustle of the city behind!

# CHOOSE “THE PERFECT APARTMENT” FOR YOU

All the tranquil beauty on offer outside is matched inside with high-quality interior fixtures and finishes.

And Epping Green is ideal for just about everyone. This stunning boutique project offers a variety of living options making it perfect for singles, couples and families. Select from 1, 2 and 3 bedroom apartments, 2 level integrated townhouses

A selection of 2 and 3 bedroom apartments are even configured with our popular and highly versatile study area options.

Professional couples can bask in the luxury of their tranquil escape. Whilst families will find Epping Green spacious and conveniently located to many educational facilities and shopping.



44-52 Kent St, Epping



## MODERN OPEN PLAN WITH HARMONIOUS LIGHT ...

Epping Green has a striking façade and open-plan floor designs that draws in the light and takes full advantage of rich views.

Enjoy the following:

- ▀ Quality European kitchens with stone bench tops.
- ▀ Branded appliances, inset double sink, ducted range hood.
- ▀ Open plan living areas, spacious bedrooms.
- ▀ Internal laundries, wall mounted clothes dryers.
- ▀ Security alarms, safe internal underground parking.

Relaxation and entertaining come natural with expansive living space, sunlit views from your balcony and a gentle, comfortable pace of life.

Bathrooms are fully tiled with en suites for each master bedrooms, glass shower screens, quality vanities and fittings. Laundries are equipped with clothes dryer.

## MODERN DESIGN IN A LEAFY LOCATION



Every Epping Green apartment, with its light filled open plan living, genuinely has a good deal of outdoor space to enjoy.

But for those who love the outdoors, the list of options is endless. Whether you enjoy a morning run before work or a summer BBQ in the forest, nearby Lane Cove National Park and Boronia Park can meet many of your lifestyle needs.

Epping Green is bordered by a leafy reserve, providing you with a park on your very door step.

Sport and recreation is part of the fabric in Epping, and never in short supply. Within walking distance you can access:

- ▀ Tennis courts
- ▀ Children's playgrounds
- ▀ Croquet green
- ▀ Athletics track
- ▀ Fields and ovals for cricket, football, AFL and rugby codes

Of particular interest is Forest Park's rose garden and war memorial nicely situated in a family friendly picnic environment.



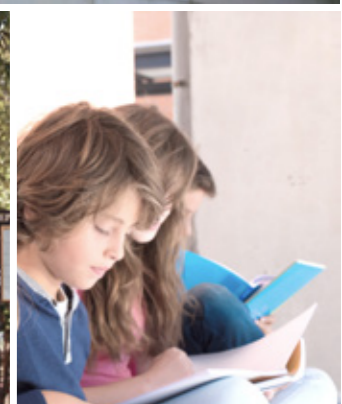


# MAGNIFICENT LEARNING FACILITIES

Epping Green makes life easier for families with children with so many educational facilities in the local district. Whatever level of schooling is required, choose from:

- Arden Anglican School (formerly the Catholic girls' school Our Lady of Mercy College)
- Epping Boys High School
- Epping Heights Public School
- Epping North Public School
- Epping Public School
- Epping West Public School
- Our Lady Help of Christians Catholic Primary School
- James Ruse Agricultural High School

Tertiary education is well catered for, with both Macquarie University and University of Western Sydney (Parramatta campus) close by. Northern Sydney Institute (Ryde) is a well respected facility for technical skills development.



# FOR PROFESSIONALS, BUSINESS DISTRICTS ALL AROUND ....

Epping Green's central location means you are never far from many of Sydney's major business districts.

Think of the convenience of career and business options in every direction:

- ▀ In Epping you will find local professional businesses, Australia Post, Coles supermarket and cafes/restaurants
- ▀ Macquarie Park technical/industrial precinct
- ▀ The Parramatta CBD – Australia's fastest growing business district
- ▀ Rhodes Business Park
- ▀ Sydney CBD

It's just one reason why Epping has a very high proportion of professionals.



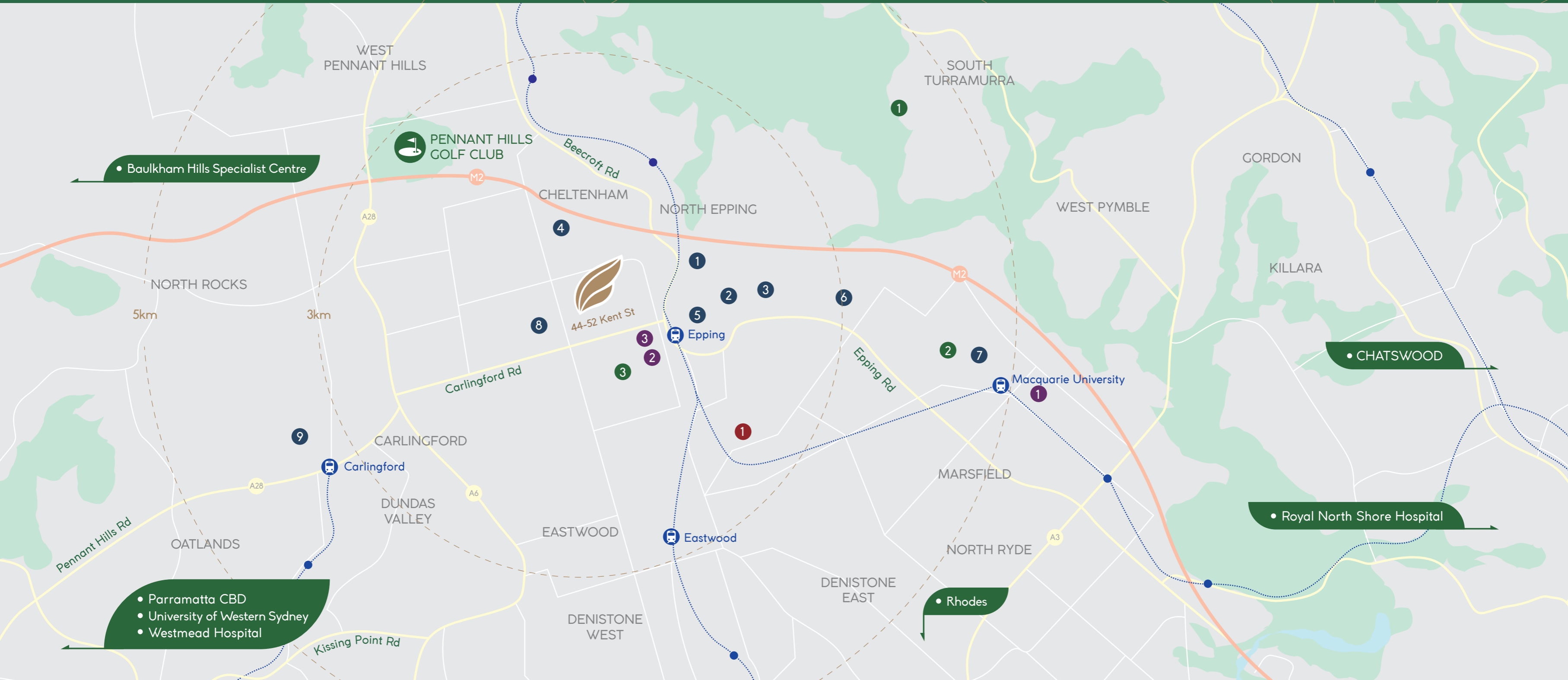
## YOUR HEALTH, WELL LOOKED AFTER ....

For those looking for reassurance that your health and wellbeing needs are taken care of, Epping Green puts you on the door step of :

- ▀ Ryde Hospital
- ▀ Royal North Shore Hospital
- ▀ Norwest Private Hospital
- ▀ Baulkham Hills Specialist Centre
- ▀ Westmead Hospital and specialised health precinct
- ▀ Various specialised medical clinics surrounding our location including GPs, dentists, podiatrists, nutritionists, and surgeons of all disciplines

Westmead Hospital, in particular, is recognised as Australia's leading medical establishment for many aspects of medicine and health – especially for children.





-  SCHOOL
-  PARK
-  HOSPITAL
-  SHOPPING

- 1 Epping North Public School
- 2 Arden Anglican School
- 3 Epping Public School
- 4 Epping Heights Public School
- 5 Our Lady Help of Christians Catholic Primary School

- 6 Epping Boys High School
- 7 Macquarie University
- 8 Epping West Public School
- 9 James Ruse Agricultural High School

- 1 Lane Cove National Park
- 2 Macquarie Park
- 3 Boronia Park
- 1 Ryde Hospital

- 1 Macquarie Centre
- 2 The Epping Club
- 3 Coles Supermarkets



# CONVENIENT, CONNECTED AND GROWING ....

Your peaceful existence is not without modern conveniences. Supermarkets and specialty grocers abound, as well pharmacies, professional services, health suppliers, a lively dining and café scene, plus more.

Nearby Macquarie shopping centre is one of Sydney largest with H&M, Myer and David Jones, leading eateries and cafés, and the latest big screen movies at Event Cinemas.

An newly upgraded bus and train station is only a short stroll away, as are parks and many local reserves.

Epping is complemented by a close proximity to several commercial and lifestyle precincts, including Macquarie Centre, Eastwood, Top Ryde and Homebush.

Bus routes extend to Parramatta, Castle Hill and the Sydney CBD. Those preferring to drive can access nearby orbital roads and the M2 motorway.



A superior design blends comfortably with its surroundings. In addition to 1,2 & 3 bedroom apartments, a number of 2 storey terraces have been integrated into this modern development on the ground and first floors facing onto the reserve.

High standard internal finishes are visible luxury, while its subtle and earthy exterior tones sit perfectly with the area's natural, leafy setting.

Our architects have produced a highly attractive façade that sits harmoniously within its environment.

On the ground level, with its tree-lined and landscaped open spaces, the sensation of roomy and private relaxation is everywhere.

After all, Epping Green is all about tranquility, inside and out.