



#### 4/163 Epsom Road Chipping Norton NSW

On the riverside at the back end of a small complex this beautifully presented 3 bedroom full brick townhouse is sure to receive a great deal of interest from a number of different buyers.

On entering this home you will instantly be impressed with the flowing floor plan that provides a large living, separate dining and large (brand new) kitchen with stainless appliances and plenty of storage. Leading past the kitchen you have a powder room and an internal laundry.

Upstairs is featured with 3 large bedrooms all with built-ins and an en-suite in the main bedroom. Included is also a study nook and large main bathroom.

Outside you will notice the huge undercover entertainment area that will cater for any event with family and friends or can be the perfect place to relax after a long day.

Also included is a single car lock-up garage and additional storage.

This home is in a prime location directly across from the Chipping Norton shopping village on Epsom Road that contains an IGA, café, bakery, newsagent etc with easy access to transport.

Also nearby is a number of day care centres including being surround by both primary and secondary schools and only a short distance from the Coles supermarkets and shops.

This property is also ideally located close to the highly sought after Chipping Norton Lakes parklands by the Georges River.

Ideally suited to couples, young families and investors you will need to make sure you enquire promptly as properties such as this rarely stay long on the market.

We Love:

- Close to shops, schools and transport
- Riverside location and close to parks
- Low rates and levies

Pluses:

- Brand New Kitchen and internal laundry
- 3 Large bedrooms with built ins
- Huge undercover entertainment area

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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**Price** : \$ 665,000

**Land Size** : 172 sqm



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4/163 Epsom Rd,  
**Chipping Norton, NSW**  
Floorplan & Siteplan  
(siteplan not to scale)



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