



## 304/134 Epsom Road Zetland NSW

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Experience the epitome of inner-city living in this bright spacious one bedroom apartment located on the 3rd floor of the prestigious "Paragon" complex. Boasting a perfect blend of comfort and luxury, this residence offers a timeless quality that will make you feel right at home.

Nestled just 4 kilometres from Sydney CBD, this beautiful apartment is within walking distance to Green Square town centre, train station, Danks Street's creative hub, East Village shopping centre, Surry Hills' vibrant dining scene, popular cafes, restaurants, and numerous local conveniences. UNSW, Sydney University, Taylors College, Bondi junction and Coogee are all within short driving distance.

[For full version visit the website](https://www.onespaceproperty.com.au)

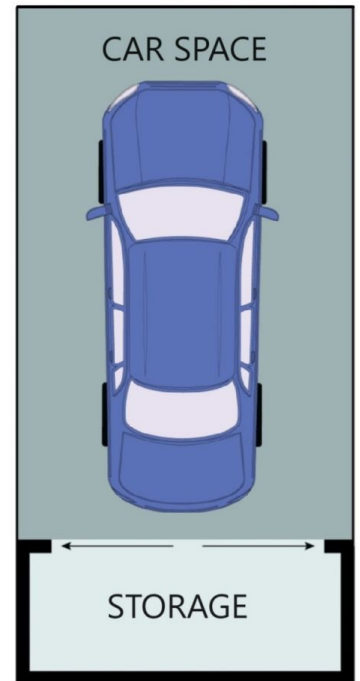
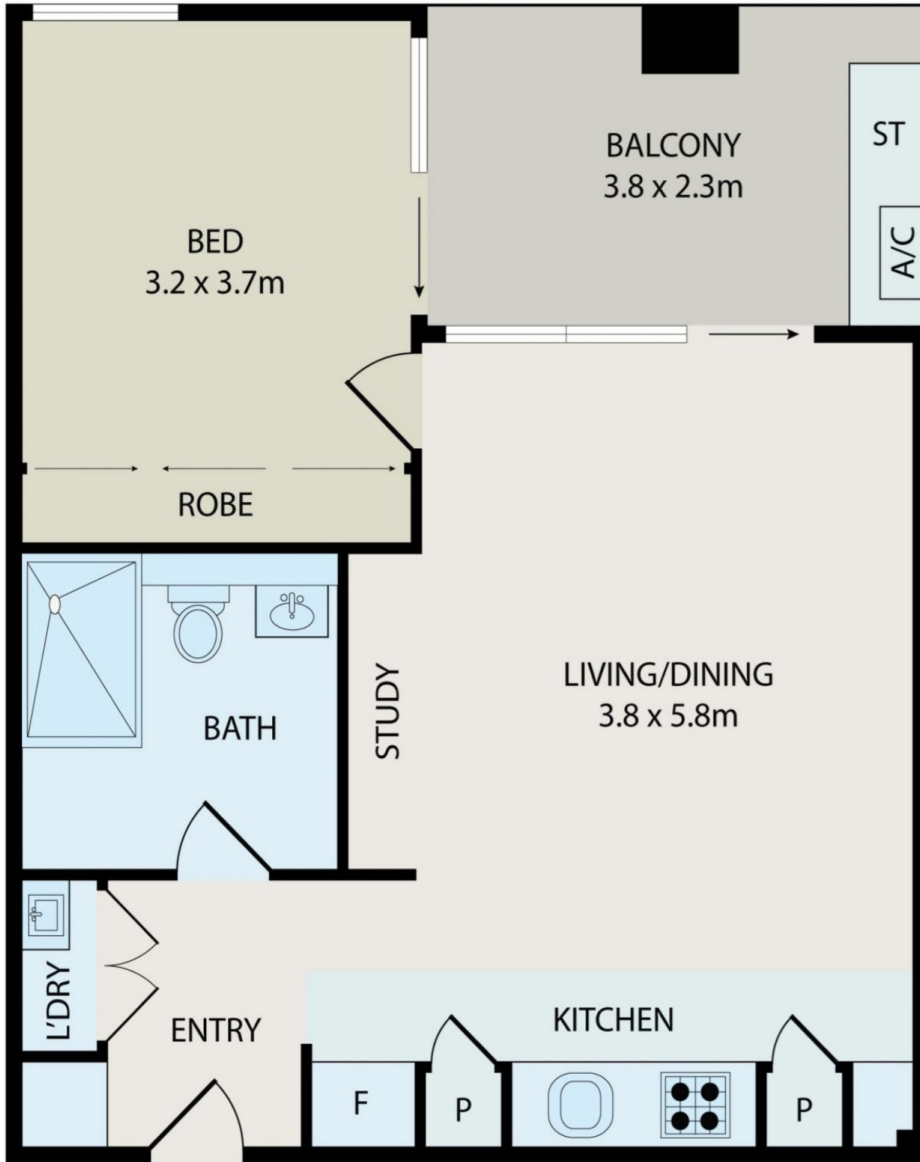
**Type** : Apartment  
**Price** : \$ 640,000  
**Building Size** : 81 sqm  
**View** : <https://www.onespaceproperty.com.au/sale/nsw/eastern-suburbs/zetland/residential/apartment/7985767>



**John (junjie) Zhu**  
0292678810



**Jerry (shijun) Zhao**  
0438 998 668

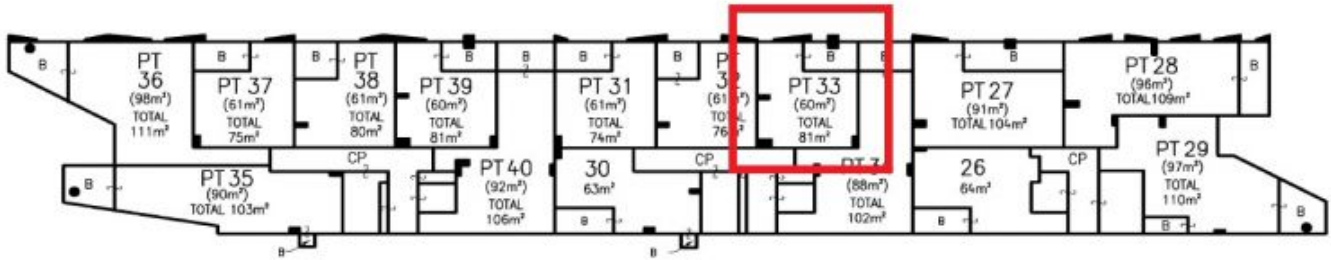


All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



**A304/134 Epsom Road, Zetland**

LEVEL 3



THE STRUTUM OF THE BALCONIES IS LIMITED TO 2.9 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED WITHIN THIS LIMIT

AREAS SHOWN ON THE FLOOR PLAN HAVE BEEN CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM FLOOR AREAS FOR OTHER PURPOSES.  
THOSE PARTS OF SERVICE LINES WHICH SERVICE ONE LOT ONLY AND ARE LOCATED OUTSIDE OF THAT LOT ARE COMMON PROPERTY.  
FOR CLARITY NOT ALL COMMON PROPERTY STRUCTURES ARE SHOWN.

B - BALCONY  
CP - COMMON PROPERTY

Surveyor: MITCHELL KEITH AYRES  
Surveyor's Ref: 170308 LOT 1 SP  
Subdivision No: 328/2017  
Lengths are in metres. Reduction Ratio 1:250(A3)

REGISTERED  
7.11.2017

SP95732

Req: SP95732 P / Rev: 05-Nov-2017 / NSW LRS / NGA:KLL / Fct: 30-Sep-2022 18:59 / Req: 10 of 17  
© Office of the Registrar-General / StrataSearch / Ref: 2201044

0 10mm 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200

81710865170308 1-3 LAY 48 26 LAY 170308 FINAL STRATA PLAN SP95732\_P10\_05-NOV-2017