



**SOLD**

## CONTACT AGENT FOR PRIVATE INSPECTION

This full brick family home with a separate granny flat, would be a wise choice for a savvy investor or just those looking for a great home in a perfect location.

Set on a generous block with over 556m<sup>2</sup> (approx.) and located in one of West Ryde's premier streets in a fantastic convenient location with easy access to transport, shops and amazing schools.

Features Include:

- Superb level block commanding great street appeal
- Full brick original home
- 3 good size bedrooms in the main house
- Original ornate ceilings, timber floors and period fireplace
- Self-contained granny flat
- Tidy kitchen appointed with stainless appliances, gas cooktop
- Bathroom with combined bath & shower
- Separate lounge and dining room
- 2nd bathroom
- Perfect opportunity to move in, renovate or build your dream home

Surrounded by peaceful neighbours and beautiful family homes, the potential for this property is endless – so do not delay or you will miss this rare opportunity – inspect now!

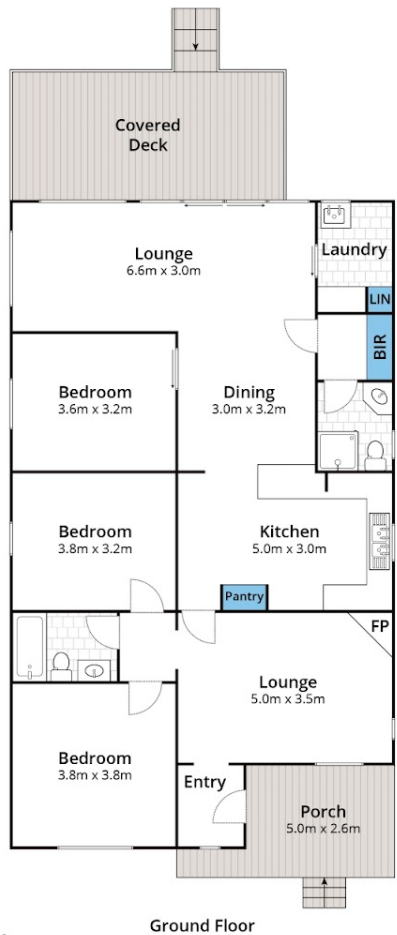
**4 BED | 3 BATH | 1 CAR**

**PRICE:**  
\$1,340,000

**OPEN FOR INSPECTION:**  
N/A



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Ground Floor



Granny Flat



Site Plan

Approx Area 164m<sup>2</sup>  
 Approx Land Area 550m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 44 Linton Avenue, West Ryde



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.