

## FOR SALE

### RENOVATED 3-BEDROOM FAMILY HOME WITH GREATER SYDNEY SKYLINE VIEWS ON 646SQM BLOCK

Perched in an elevated and whisper-quiet location, this beautifully renovated 3-bedroom home offers effortless modern living and views of the Greater Sydney Skyline . Features include:

- Immaculately renovated with polished timber floors throughout
- Bright and spacious open-plan living area with seamless flow between the living and dining
- Modern Kitchen equipped with high-quality appliances, stone benchtops and a dishwasher
- All bedrooms feature built-in wardrobes. Master room boasts a sleek ensuite bathroom
- Renovated main bathroom with a separate bath and shower
- Generous backyard, perfect for entertaining, gardening, or creating your dream outdoor retreat
- Large laundry, and a tandem lock-up garage with extra under house storage space.
- Prime land situated on a 646sqm (approx.) block, offering unlimited potential for future extensions or a knockdown and rebuild.

#### LOCATION HIGHLIGHTS -

Approx. 550m to City Express Bus Stop  
Approx. 1.2km to Top Ryde Shopping Centre  
Approx. 1.4km to West Ryde Railway Station

#### SCHOOL CATCHMENT -

Approx. 1.4km to Smalls Road Public School

3 BED | 2 BATH | 2 CAR

#### PRICE:

\$2,000,000 - \$2,025,000

#### OPEN FOR INSPECTION:

N/A



**Gavin McCutcheon**

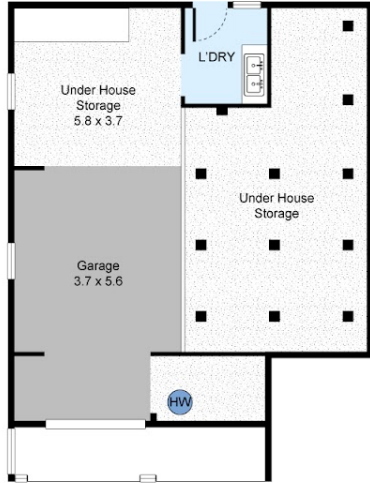
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# 7 Mount Street, West Ryde

3 Bed 2 Bath 1 Car



GROUND FLOOR



FIRST FLOOR



SITE PLAN

## LEGEND

1. Driveway
2. Porch
3. Ramp
4. Clothes Line

Internal : 138m<sup>2</sup>  
External : 16m<sup>2</sup>



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SELLING  
RENTING

All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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.

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