3 PARK AVENUE **WEST RYDE**

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BSR BUYING SELLING RENTING @realty

FOR LEASE

MODERN 3-BEDROOM FAMILY HOME IN ULTRA CONVENIENT AND QUIET LOCATION

Positioned in a prime location and within a short stroll to West Ryde train station, Shopping village and restaurants, this beautifully presented three-bedroom home offers bright and spacious interiors and a flexible layout. Features include:

- 3 generously sized bedrooms
- Built-in wardrobes to all rooms
- Timber floorboards throughout
- Light filled open plan living and dining areas
- Well-appointed kitchen with dishwasher
- Stylishly appointed bathroom with separate shower & bathtub
- Laundry with second toilet
- Drive through lock up garage
- Garden shed
- Large, fully fenced yard with paved entertaining terrace
- Perfectly positioned within a level 10-minute walk to West Ryde train station and West Ryde Marketplace
- Located only moments from Denistone Sports Club and Darvall Dog Park

LOCATION HIGHLIGHTS -
- Approx. 300m to West Ryde Marketplace
- Approx. 300m to Darvall Park
- Approx. 700m to West Ryde Train Station
- Approx. 1.6 km to Ryde Hospital
- Approx. 1.7km to Eastwood Shopping Centre
- Approx. 2.8km to Top Ryde Shopping Centre

APPLICATION PARTICULARS -
Available date: 06/01/2025
Pet Policy: Pets considered
Lease period: 12 months preferred
Applications: To be submitted through Ignite

3 BED | 1 BATH | 1 CAR
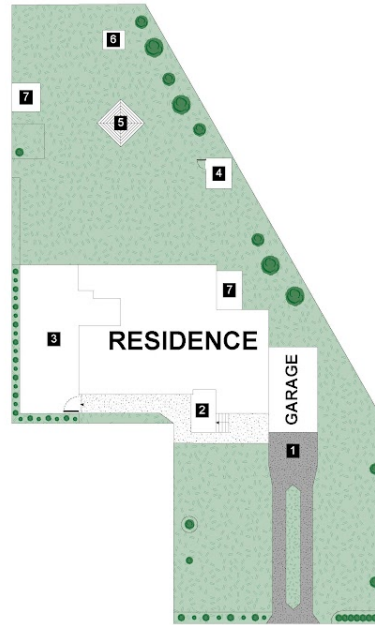
PRICE:
$850 per week

OPEN FOR INSPECTION:
N/A

Daniel Sciberras
0433101027
daniel.sciberras@atrealty.com.au
buyingsellingrenting.com.au

3 Park Avenue, West Ryde

🛏 3 Bed   🛁 1 Bath   🚗 1 Car

N

FLOOR PLAN

Patio
7.1 x 10.6

WC

L'DRY

C

Bath

C

CUP'D

ROBE

Bedroom 2
3.2 x 3.1

Kitchen/Dining
3.1 x 4.8

DW

Living
5.6 x 4.9

Bedroom 3
3.1 x 3.0

ROBE

ROBE

Entry

AC

Master
Bedroom
3.6 x 3.7

AC

Porch

Garage
3.6 x 6.2

CUP'D
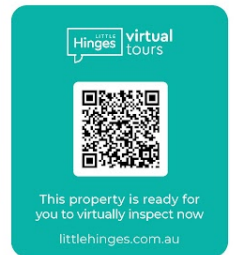
SITE PLAN

6

7

5

4

RESIDENCE

3

7

GARAGE

2

1

LEGEND

1. Driveway
2. Porch
3. Patio
4. Cage
5. Clothes Line
6. Cubby House
7. Shed

Internal : 130m²
External : 50m²
Land Size: 777.8m²

Frontage: 15.24m

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