

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



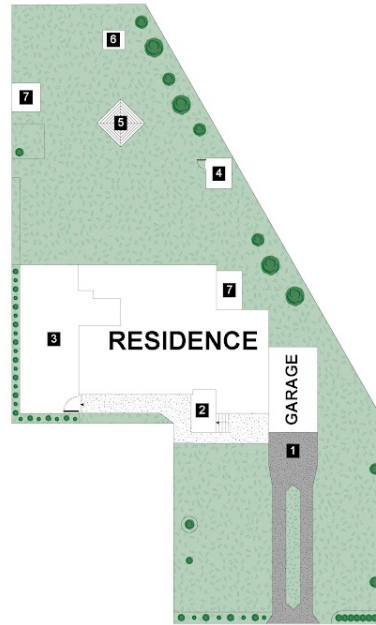
Daniel Sciberras
0433101027
daniel.sciberras@atrealty.com.au
buyingsellingrenting.com.au

3 Park Avenue, West Ryde

3 Bed 1 Bath 1 Car



FLOOR PLAN



SITE PLAN

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

Little Hinges virtual tours

This property is ready for you to virtually inspect now

littlehinges.com.au



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.

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

