

**1/40 David Avenue, North Ryde, NSW, 2113**

STONE

**House For Sale**

Wednesday, 20 November 2024

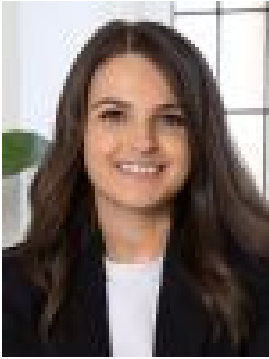
1/40 David Avenue, North Ryde, NSW, 2113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Chloe Mawass  
0288661500



Jessica Zhou  
0288661500

## Entertainers' duplex with stylish recent updates in ultra convenient locale

A haven of timeless appeal, this charming brick duplex inspires ideal comfort offering immaculate interiors with stylish recent updates. Created for relaxation, the thoughtful design showcases an easy flow to alfresco entertaining areas gazing to a beautiful child and pet-friendly backyard. Its quiet tree-lined neighbourhood is 900 metres to Macquarie Park Metro, while providing direct rapid city access.

- Facade with tranquil water feature, inviting open living and dining zones
- Seamless blend to undercover outdoor terrace and sun bathed timber deck
- Captures a prized north east to rear aspect delivering all day sunshine
- Quality stone kitchen boasts induction cooktop and European appliances
- Kitchen features double Gaggenau stainless oven and Ilve microwave
- Light filled bedrooms, built-in robes and generous main with walk-in robe
- Brand new bathroom has a double vanity and luxurious bath, lower guest w/c
- Air conditioning, automatic garage plus two additional off street parking spaces
- Walk over pedestrian bridge to direct city buses, three sets of lights to city
- 13 kilometres to the city, 2 kilometres to Macquarie University and hospital
- 1 kilometre to North Ryde Public School, 1.6 kilometres to Macquarie Centre
- Epping Boys High catchment, proximity to Holy Spirit Primary and Holy Cross College

Water Rates - \$172.79 Per Quarter

Council Rates - \$413.70 Per Quarter

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