

**48B Coxs Road, East Ryde, NSW, 2113**

**CobdenHayson.**

**Villa For Sale**

Tuesday, 31 December 2024

48B Coxs Road, East Ryde, NSW, 2113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**

## Contemporary residence offers superb privacy and space

Experience the serenity of this peaceful residence, which enjoys a tucked-away position on a private driveway in a premium pocket of East Ryde. Completed just over two years ago, this striking home has an emphasis on relaxed, easy-care living, with a single-level layout that flows from a bright and spacious living area out to low-maintenance alfresco entertaining, and through to three generously appointed bedrooms. Further enhanced with fresh modern finishes and cleverly designed storage, this home also offers two secure parking spaces. This is an outstanding opportunity in a sought-after enclave that offers exceptional convenience, with close and convenient access to Magdala Park, Field of Mars Reserve, The Great North Walk, local cafes, village shops, and Ryde East Public School.

- Recently completed, just 2.5 years old, flawlessly appointed
- Fresh palette of modern neutrals, timber accents, high ceilings
- Exceptionally spacious living and dining with sleek tiled floors
- Seamless flow to low-maintenance entertainer's terrace
- 40 ml stone kitchen benchtops, gas cooking, timber cabinetry
- Three generously sized bedrooms all with built-in storage
- Master bedroom with walk-in robe, shower en-suite, study nook
- Sleek family bathrooms with deep bathtub, & heat lamps
- Ducted & zoned air-conditioning, security alarm, video intercom
- Internal access to single lock-up garage and extra parking space
- Rylock double glazed aluminium windows and doors throughout
- Solar panel 15 X 440W Jinko Solar Tiger Pro & 1 X Sungrow Inverter