



**Californian Bungalow on 695sqm with Future Duplex Potential**



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## 34 Ryrie Road, Earlwood

### Sold Prior To Auction

Set on the high side of a tree lined street, this well maintained full brick family residence provides the perfect opportunity for a family looking to build their dream home or potential duplex site STCA. Only a short stroll to local schools, cafes, eateries and public transport.

- Three generous sized bedrooms, all with built-in robes
- Separate living and dining areas, timber floorboards throughout
- Updated kitchen overlooking well manicured gardens
- Main bathroom features floor to ceiling tiles with frameless shower, additional internal bathroom
- Covered verandah with bay windows
- Oversized lock up garage/workshop 34
- External laundry/gym with additional toilet
- Large parcel of land, 695sqm / 15.24m frontage

**Property ID:** L26655907

**Property Type:** House

**Garages:** 2

**Land Area:** 695.0 sqm

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**SITE PLAN**  
(NOT TO SCALE)



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 84759



34 RYRIE ROAD

EARLWOOD