



North East Facing Gem: Perfect Unit for First Home Buyers, Downsizers, or Investors



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23/22-26 Herbert Street, West Ryde

Sold for \$780,000 (Apr 19, 2024)

Ideal for first-time homebuyers, downsizers, or investors, this immaculate unit offers a solid concrete construction with a convenient lift and an oversized lock-up garage. Situated overlooking ANZAC Park, it's just a short stroll to West Ryde Cityrailways, supermarkets, cafes, and even neighbors Officeworks and Petbarn, as well as the Ryde-Eastwood Leagues Club. Additionally, TAFE is within easy walking distance, making this location incredibly convenient for all.

Features:

- North-east facing orientation ensures abundant natural light and sunshine throughout the day, creating a warm and inviting atmosphere.
- Total area: 112 square meters, comprising an internal area of 91 square meters including the balcony, a lockup garage measuring 21 square meters.
- Spacious and flexible layout with plush carpeting in living and bedroom areas.
- Modern kitchen featuring a stylish breakfast bar, gas cooking, and high-end appliances.
- Luxurious bathroom with floor-to-ceiling tiles, bathtub, and a generous shower.

Property ID: L26993566

Property Type: Apartment

Building / Floor Area: 91

Garages: 1

Land Area: 112.0 sqm

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- Well-appointed bedrooms with ample built-in robes, master bedroom boasting an ensuite.
- Intercom system for enhanced safety and security.
- Oversized lock-up garage offering unmatched convenience for residents.

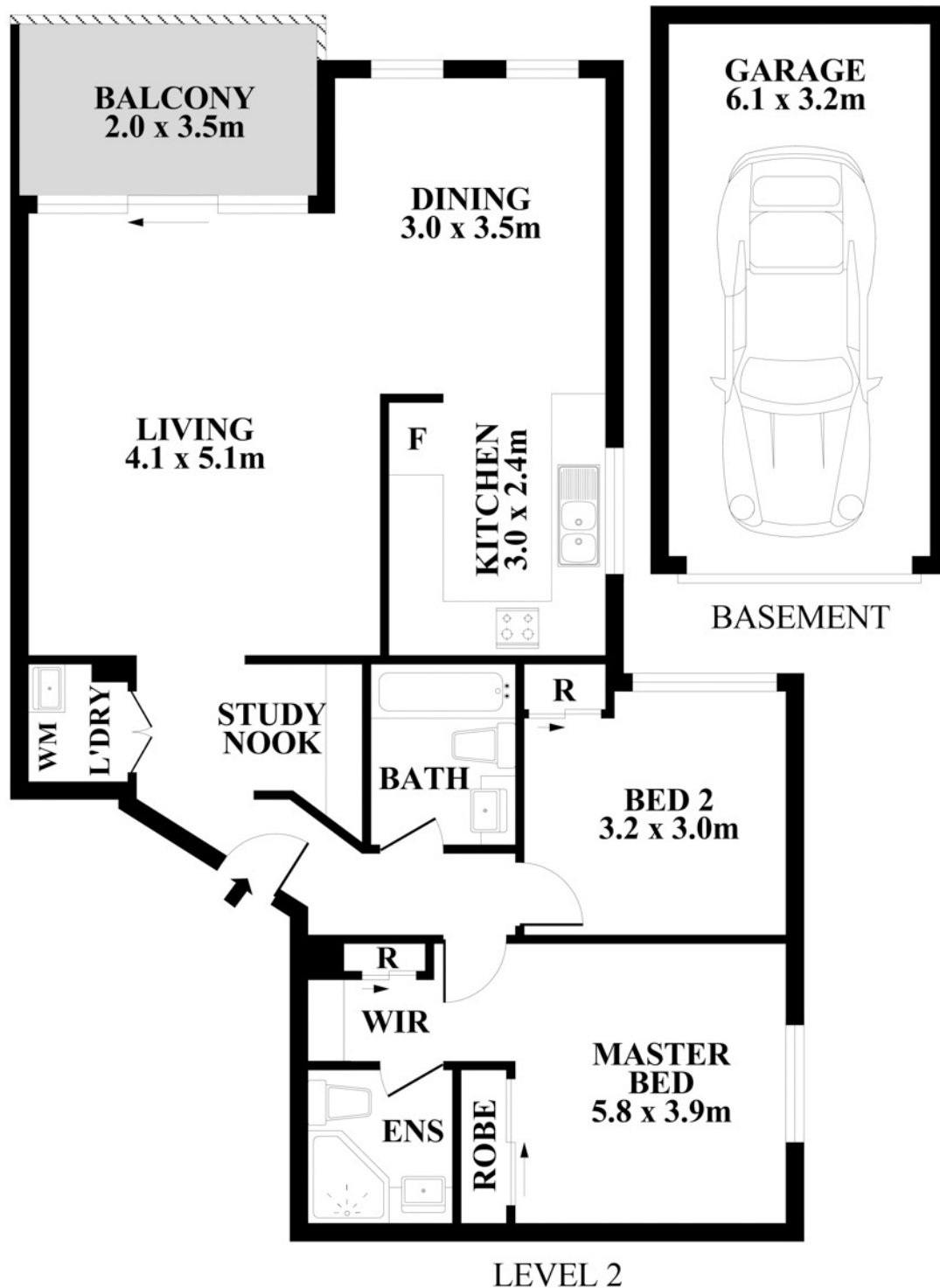
Transport, Shops, and Amenities:

.Conveniently located approximately 5 minutes walk to West Ryde railway station, with easy access to Meadowbank TAFE, Ikea, and Macquarie University.

.Approximately 10 minutes walk to supermarkets, cafes, and various shops.

.Approximate Outgoings: Strata Levy: Admin \$1077, Capital works 642; Council Rate \$331/pq. Water 173/pq.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of the information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable.



INTERNAL & BALCONY AREA :- 91 SQM
GARAGE AREA :- 21 SQM
TOTAL AREA :- 112 SQM



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