## A1 CONDITION
## 1 BEDROOM APARTMENT WITH PARK & WATER VIEWS

🛏 1    🛁 1    🚗 1

### 410a/6 Nancarrow Avenue, Ryde

**Off Market**
**Contact Agent**

As-new and immaculately presented, this oversized one-bedroom apartment on the fourth floor offers a commanding aspect with uninterrupted park and water views from its entertainer's balcony. Designed with quality finishes throughout, it's the perfect option for first home buyers, investors, or downsizers.

Key Features:

• Open plan living and dining with soaring ceilings, full-height windows and seamless flow to balcony

• Engineered timber floors and abundant natural light throughout

• Designer kitchen with stone benchtops, European appliances and dishwasher

• Spacious bedroom with built-in wardrobe and balcony access

• Modern fully tiled bathroom with quality fixtures

• Internal laundry with dryer, ducted air-conditioning, instant gas hot water, NBN ready

| | |
|---|---|
| **Property ID:** | L36608598 |
| **Property Type:** | Apartment |
| **Building / Floor Area:** | 61 |
| **Garages:** | 1 |

**Paul Pettenon**
0411 180 290
paul.pettenon@cs.rh.com.au

• Secure building with video intercom, basement car space near lift plus storage cage

• Ample visitor parking, landscaped communal gardens, BBQ facilities and outdoor seating

Location Highlights:

• Absolute waterfront position with direct access to Ryde River Walk and parklands

• 3 min walk to Meadowbank Ferry, bus terminal and footbridge to Rhodes

• 5 min walk to Meadowbank train station and Village Plaza shopping

• 5 min drive to Top Ryde and Rhodes shopping centres

• Short walk to Meadowbank Education & Employment Precinct (new schools and upgraded TAFE)

Outgoings

Council: ~$371 pq

Water: ~$ 272 pq

Strata: ~$945 pq

Internal Area: 61sqm

Contact Agent

Paul Pettenon

0411 180 290

paul.pettenon@cs.rh.com.au

Paul Milkovic

0402 420 666

paul.milkovic@cs.rh.com.au

Mark Kennedy

0405 299 011

mark.kennedy@cs.rh.com.au

Disclaimer: Some images have been digitally enhanced and/or virtually styled to represent the property's potential. These enhancements are for illustrative purposes only and may not reflect the current condition of the property.