



11a Bluett Avenue East Ryde, NSW

4 2 2

### Brand new duplex in blue ribbon location

This brand new duplex is only weeks old and located in one of East Ryde best streets. Your a short walk to local cafes and Ryde East Public School. 1 Traffic light to the city and a short 1 minute walk to Maquarie Park buses including the university

- Comfortable living room complements a sizeable family room
- Covered entertaining balcony and sun bathed level backyard
- Modern kitchen with ample preparation space
- Light filled bedrooms with built-ins, Master with ensuit
- Air conditioning, single lock-up garage
- Rapid access to Macquarie Business Park and Macquarie Centre
- Minutes to the Metro, quality schools, cafes and parkland
- Catchment for Ryde East public school

**Price:** Leased \$1300 pw  
**Available Date:** 27/07/2023



**Stone North Ryde**  
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