



STONE

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12 Suttor Avenue Ryde, NSW



**Prime 1,043sqm development block (STCA) with 22.86m frontage and untapped location potential**

Rare and rewarding developmental possibilities exist in this full brick family classic and sweeping 1,043sqm allotment. Holding premium dimensions for a new home or idyllic duplex site (STCA), the existing dwelling is ripe to enhance if desired, or perfectly liveable while envisioning future lifestyle or investment plans. Further enhanced by a central and ultra-convenient location, it sits approximately 1.2km from Meadowbank Wharf ferries, reserve and cycling tracks.

- Solid brick home set back behind a wide garden frontage and neatly kept lawns
- Expansive formal lounge with lush front outlook, separate formal dining room
- Generous timber kitchen with good storage, patio access to internal laundry
- Four bedrooms/two with generous built-in wardrobes, versatile fourth or study
- Linen storage, split system a/c, family bathroom with separate bath and shower
- Sprawling rear gardens offering ideal privacy, single lock-up garage/workshop
- Currently tenanted in an opportune location with excellent rental potential
- Centrally positioned for Top Ryde City and Rhodes Waterside retail and dining

**Price:** Auction  
**Council Rates:** \$562.00 p/q  
**Water Rates:** \$172.00 p/q



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# 12 Suttor Avenue, Ryde



4 1 1 1 128m<sup>2</sup> 1043m<sup>2</sup>



GROUND FLOOR



SITEPLAN

THIS IS AN ARTIST'S IMPRESSION - ALL DIMENSIONS, LAYOUTS AND TREES ARE APPROXIMATE  
ALL INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES

