



12 Suttor Avenue Ryde, NSW

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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



Kevin Dearlove

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Vincent Goh

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12 Suttor Avenue, Ryde



4 1 1 1 128m² 1043m²



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

