

STONE



16 Anthony Road West Ryde, NSW

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## Contemporary elegance, footsteps from conveniences

Perched on the edge of West Ryde's shopping precinct, this ultra-convenient Torrens Titled duplex promises true functionality for every generation. Freshly painted and luxuriously fitted, its thoughtfully designed layout features a flexible ground floor guest suite or second living area and unfolds to a lush, level yard. It's zoned for West Ryde Public, Marsden High and Riverside Girls.

- Near new, double brick construction and boasting picturesque street presence
- Open plan living domain promises entertaining ease, with indoor-outdoor flow
- All-weather patio overlooks the beautiful, low-maintenance and secure backyard
- Lavish kitchen has waterfall edge breakfast bar, gas stove and Smeg appliances
- Generously proportioned, light-filled bedrooms, three with built-in wardrobes
- Master retreat equipped with walk-in, luxurious ensuite and balcony access
- Opulent family bathroom with bathtub, plus a fully tiled downstairs bathroom
- Auto lock-up garage with internal access, modern laundry with in-built storage

**Price:** Auction 1:30pm this Saturday 13 April  
**Council Rates:** \$384.00 p/q  
**Water Rates:** \$171.41 p/q



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.