



5 Bigland Avenue West Ryde, NSW

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A prime West Ryde Opportunity - 20 Metre Frontage

Positioned in one of West Ryde's most convenient and tightly held streets, this family home presents a rare opportunity on a substantial 796.7sqm parcel with an impressive 20.1m frontage. The existing residence offers three well-sized bedrooms with potential to create a fourth on the lower level, along with flexible living spaces filled with natural light. Move straight in, renovate, or unlock the site's full potential to build dual occupancies (STCA). This is a property that caters equally to families, investors, and developers alike, just moments from West Ryde Station, local shops, cafes, parks, and quality schools.

Price: \$2,450,000
Council Rates: \$510.70 p/q
Water Rates: \$204.13 p/q



Phillip Massa

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All measurements are in meters. This plan is for reference only, and the dimensions are approximate. The information provided is sourced from what is believed to be reliable, but we do not take responsibility and disclaim all liability for any errors, inaccuracies, or omissions. Interested parties should conduct their own enquiries.