



5/31-33 Clermont Avenue Ryde, NSW

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Large renovated villa with exceptional family appeal - 550m walk to Smalls Road Public (approx.)

Quietly hidden at the rear of 'Woodward', a tightly-held boutique community of just seven, this single level villa boasts beautifully renovated house-like dimensions with an impressive rear yard, amongst the largest titled allotment. It holds desirable credentials for downsizers, young families or professionals seeking tastefully finished spaces with nothing to spend, with decked outdoor entertaining amid a louvred pergola, pebbled easy-care gardens and secure yard. Enjoy Ryde's prized schooling options and proximity to everything, including Top Ryde retail (approx. 1.2km), Eastwood shops (2.5km), and West Ryde Station and Marketplace (2-2.4km) - as well as 280m walking distance from popular Livvi's Place playground and Yamble Reserve.

Price: Sold by Jeff Luo 0425 286 668
Council Rates: \$409.90 p/q
Water Rates: \$172.80 p/q
Strata Rates: \$710.00 p/q



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Ryde

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The site plan and floorplan are not to scale; measurements are indicative of 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. Other information provided has been collected by reliable sources but cannot be guaranteed for accuracy.