

1 Long Avenue, East Ryde, NSW 2113



House For Sale

Saturday, 13 January 2024

1 Long Avenue, East Ryde, NSW 2113

Bedrooms: 4

Bathrooms: 4

Parkings: 3

Type: House



Dion Verzeletti
0294818600



Nathan Leuzzi
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Auction Saturday 10th February, 4.30pm

Custom designed with a uniquely versatile floor plan, this two-year young residence has been cleverly conceived to respond and adapt to the ever-changing and evolving needs of modern family living. Relish the unlimited potential for private multi-generational living, independent access for teenagers or young adults or simply enjoy the space and luxury. Lift access and a stairwell provide easy movability over two light-filled levels with an extensive open-plan living on the upper level, offering brilliantly discreet solutions to isolate separate living spaces when required. A show-stopping chef's kitchen features magnificent stainless-steel benchtops, a gas stove, a Qasair rangehood and large walk-in pantry. Generously sized dining with towering ceilings and a spacious lounge room lead to individually covered balconies, perfect for capturing the breeze and admiring relaxing tree-top vistas. Serene bedrooms all deliver built-in wardrobes and built-in cabinetry with quality soft-close drawers. A generous master suite boasts a walk-in wardrobe and ensuite, with a vast main bathroom whilst another bedroom delivers autonomous street entry. Lower-level living and recreation spaces provide a variety of uses through a rumpus room with a kitchenette and yard entry, a spacious bedroom with ensuite and a multipurpose room perfect for a gym, music room or home-based business. Positioned in an unparalleled locale within walking distance of city bus routes, parks, nature reserves, Ryde East Public School and North Ryde RSL. Conveniently close to Macquarie University, Macquarie Shopping Centre, North Ryde Metro Train Station, Top Ryde Shopping Centre, Hunters Hill High School and the waterways of the Lane Cove River.

Internal Features:

- * Wired fire alarms
- * Gas hot water, electric hot water
- * Solar panels with birdproofing
- * Split system air conditioning, ceiling fans
- * Data and TV ports in lounge room and rumpus
- * Built-in cabinetry with soft close drawers
- * Internal lift, under-stair storage
- * Expansive open-plan lounge, dining, and kitchen
- * Chef's kitchen with stainless steel benchtops
- * Island with power points, walk-in pantry
- * Westinghouse appliances: dishwasher, oven and gas stove
- * Qasair rangehood vented through roof, strip pendant
- * Dining space with built-in cabinetry, built-in cupboard
- * All bedrooms with built-in robes, built-in cabinetry and ceiling fans
- * Master bedroom with walk-wardrobe and ensuite
- * Lower level bedroom with built-in wardrobe and ensuite
- * All bathrooms with floor to ceiling tiles, bidet toilets, spacious showers
- * Main bathroom with large soaking tub
- * Study, rumpus room with kitchenette
- * Multi-functional room perfect for a gym, music room, home business
- * Laundry with built-in cabinetry, direct access outside
- * Washing machine connection for rainwater tank available

External Features:

- * Corner block, dual entry
- * Electric entry gates, sensor lights
- * Fully enclosed yard, oversized entry door
- * Double garage with automatic roller door
- * Extra parking for cars, trailer, boat
- * Glass sliders, 2 x covered balconies
- * Hills extending clothesline, outdoor power points
- * Rainwater tank with pump in subfloor
- * Low-maintenance gravel alfresco space

Location Benefits:

- * 120m to Pryor Park and The Children House Montessori School
- * 400m to Wallumatta Nature Reserve
- * 450m to Portius Park
- * 500m to North Ryde Oval
- * 506m to 286, 287, 288, 297 bus routes to St Leonards, North Sydney, Ryde, Epping, City, Wynard, Macquarie University
- * 750m Ryde East Public School (zoned)
- * 800m to North Ryde RSL
- * 950m to Macquarie Hospital
- * 1.3km to Kitty's Creek Reserve
- * 1.5km to Holy Spirit Catholic Primary School
- * 1.6km to Coxs Road Mall with IGA, BWS, Australia Post, Fruit Market, Cafes, Restaurant, Deli, Pharmacy, Hairdresser
- * 1.8km to North Ryde Metro Train Station
- * 1.8km to Coles Lachlan Square
- * 1.8km to Officeworks North Ryde
- * 1.9km to North Ryde Golf Club
- * 2.7km to Northcross Christian School
- * 2.8km to Macquarie Park Metro Train Station
- * 3km to Livvi's Place Ryde
- * 3.3km to Ryde Secondary College
- * 3.3km to Our Lady Queen of Peace Catholic Primary School
- * 3.4km to Top Ryde City Shopping Centre
- * 3.5km to Holy Cross College
- * 3.8km to Ryde Aquatic Leisure Centre
- * 3.8km to WiSE Specialist Emergency Clinic - Macquarie Park
- * 3.9km to Macquarie Centre
- * 4.5km to St Joseph's College Hunters Hill
- * 4.5km to Macquarie University Hospital
- * 4.6km to Macquarie University
- * 4.8km to Lane Cove National Park
- * 5.4km to Harris Farm Markets Lane Cove
- * 5.5km to Hunters Hill High School (zoned)
- * 5.7km to Meadowbank TAFE
- * 5.8km to Epping Boys High School
- * 6.7km to Chatswood Westfield
- * 7.8km to Rhodes Waterside
- * 8.2km to Birkenhead Point
- * 13.3km to Sydney Olympic Park
- * 16.6km to UTS
- * 18.2km to The University of Sydney

Convenient to St Anthony's Catholic Primary School, Villa Maria Catholic Primary School, St Pius X College, Saint Ignatius College Riverview, Marist College Eastwood, James Ruse Agricultural High School, North Sydney Boys High School, North Sydney Girls High School, The McDonald College, Wenona School, Highfields Preparatory & Kindergarten School, MLC School, Glenaeon Rudolf Steiner School, Pymble Ladies College, Meriden School, Ravenswood School for Girls, Mercy Catholic College, Inner Sydney Montessori School

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Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.