

**11/52 West Parade, West Ryde, NSW 2114**



**Apartment For Sale**

Thursday, 16 May 2024

11/52 West Parade, West Ryde, NSW 2114

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ben Boutros  
0298890266

## Guide \$460,000

Enjoying the leafy tranquillity and North aspect of Miriam Road in a prized corner position with no common walls. This apartment offers absolute convenience in a sunny elevated setting. Centrally located - short 270m walk to bus & train, with West Ryde marketplace at the end of the street for Woolworths, Coles, cafés and specialty shops; short drive or bus to Top Ryde Shopping Centre; easy access to City, Macquarie Park, North Ryde and Parramatta. • Open plan living and dining flowing out to the generous balcony for alfresco meals and entertaining • Modern kitchen, soft close drawers, ample storage and Omega appliances • Bedroom with generous built in robes and storage • Updated full bathroom with internal laundry and storage • Oversized car space in secure garage with electronic access; security intercom access • Boutique block of 15 apartments Internal Size: 48 sqm approx. Car Space: 17 sqm approx. Total Area: 65sqm approx.