

# 13 Pidding Road, Ryde, NSW 2112



## House For Sale

Thursday, 25 January 2024

13 Pidding Road, Ryde, NSW 2112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Nick Matulic  
0403037529

## Forthcoming Auction

Nestled in a prime position this expansive 1170sqm block presents a unique opportunity with a DA in place for an extravagant duplex. This offering is an excellent investment opportunity that will ensure an excellent profit margin. The property offers not only a convenient lifestyle but an enviable position in the bustling heart of Ryde. Surrounded by picturesque parklands, bike trails, an abundance of amenities, including transport links, shops, restaurants and arterial roads, this residence truly epitomises the perfect fusion of accessibility and comfort. What to love:

- Total land area of 1170sqm
- DA/2024 for Attached Dual Occupancy with Torrens Title subdivision
- All plans approved and available on request
- Unit 1 / 572.8sqm, 5 Bedrooms with lift, sumptuous kitchen, butler's pantry, high ceilings, Built-In wardrobes, Ensuite & Walk-in Robe to master, additional family room upstairs, elevated tranquil outlook, enormous covered alfresco, northeast to rear yard, lock up garage with internal access.
- Unit 2 / 602.5sqm, 5 bedrooms with lift, sumptuous kitchen, butler's pantry, high ceilings, Built-In wardrobes, Ensuite & Walk-in Robe to master, generous bedrooms, elevated tranquil outlook, covered alfresco, northeast to rear yard, internal garage with internal access.
- Current home features 3 bedrooms, neat kitchen, timber flooring, leafy surroundings
- Exceptional location with family friendly amenities

The centralised setting connects to various transport networks, providing direct access to the City, as well as Top Ryde City, Macquarie Shopping Centre. "All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries"