

**16 Bruce Street, Ryde, NSW 2112**



**House For Sale**

Thursday, 11 April 2024

**16 Bruce Street, Ryde, NSW 2112**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



Phillip Allison  
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Chris Allison  
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## **Guide \$2,300,000**

Flowing over a single level layout, this renovated family residence promises effortless modern living, superb space and wonderful warmth. It's ready for immediate enjoyment, while also offering future duplex potential on a large 670 square meter block (STCA). Conveniently located, this excellent property is set 1.4 kilometres from Top Ryde City Shopping Centre, cafes and restaurants. It's also only 900 metres' walk to North Ryde Golf Club, lush parks and schools, while Macquarie Centre and the university are a few minutes' drive away.- Flexibility to rent/occupy now or redevelop into a duplex (STCA)- Perfect proposition for upsizing families and creative developers- Dedicated inviting lounge and open family and dining zones at rear- Covered entertaining terrace spilling onto lush private backyard- Contemporary granite kitchen offers dishwasher and walk-in pantry- Three sizeable bedrooms, main has built-in robe and outdoor access- Two bathrooms, stylish main reveals dual vanity, separate tub/shower- High ceilings, air conditioning, downlights and timber floorboards- Kitchen exhaust fan operated by switch that removes all fumes- Underhouse storage, single carport and ample side driveway parking- Zoned for Ryde East Public, Ryde Secondary College, Riverside Girls HighDisclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to Belle Property by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.