

**25 Falconer Street, West Ryde, NSW 2114**



**Sold House**

Tuesday, 2 April 2024

25 Falconer Street, West Ryde, NSW 2114

**Bedrooms: 5**

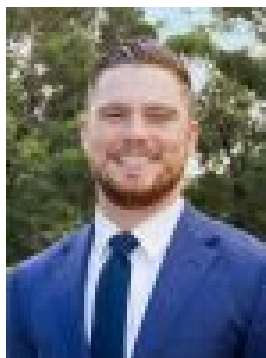
**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Jason Kiprovski  
0422700100



Nicolas Schreiber  
0477118877

**\$2,688,890**

Build your dream home! Walk to West Ryde Station and Ryde Shopping Centre on an ideal flat block. This block presents a noteworthy investment and development opportunity, located between West Ryde Station and Ryde Shopping Centre. With CDC approval in place for the construction of an expansive 5-bedroom brick Torrens title, free-standing house, this property also offers rear lane double garage access via Wattle Lane. Nestled in a tranquil and highly convenient locale right next to the Carara Reserve, it boasts the added advantage of being within comfortable walking distance to the West Ryde Marketplace, Meadowbank Educational precinct, multiple parks, gyms, local dining establishments, and the West Ryde Train Station with a direct line to the City. All relevant plans and documentation are readily accessible upon request. Key Highlights: \*Walking distance to West Ryde Train Station and Ryde Shopping Centre\* Exceptional investment and development potential\* Flat block, ideal for development\* Positioned next to the Carara Reserve\* CDC approval for a spacious 5-bedroom brick dwelling\* Convenient rear lane double garage access via Wattle Lane\* Studio/granny flat in the backyard\* Tranquil and highly accessible location\* Within walking distance to West Ryde Marketplace, educational institutions, parks, clubs, and local restaurants Location: -260m/4min walk to Parkes St Bus Stop -140m/2min walk to Carara Reserve -1.8km/24min walk to Smalls Road Public School -1.2km/19min walk to Marsden High School -1.1km/3min drive to West Ryde Train Station -2.3km/6min drive to Meadowbank Ferry Wharf -1.2km/3min drive to Top Ryde Shopping Centre Disclaimer: Third parties have provided Ray White with all of the information included above, including but not limited to the basic property description, price and location. We acquired this information from credible sources, but we cannot guarantee its correctness. This information should not be relied upon; instead, you should do your own research and get professional advice on this or any other property listed on this website. "STCA" means Subject to Council or other approvals.