

**35 Ryan Street, Dundas Valley, NSW 2117**

**House For Sale**

Wednesday, 3 April 2024



35 Ryan Street, Dundas Valley, NSW 2117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



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## Contact Agent

Claiming a premium 645sqm corner block with gorgeous leafy surrounds, this charming home presents a comfortable home for growing families or an incredible opportunity for redevelopment (STCA). This lovingly maintained property will greatly appeal to buyers seeking a family-friendly environment with exceptional lifestyle convenience. It's an easy walk to buses, Yates Avenue Public School and Dundas Park's popular recreation facilities, while only moments away from Carlingford or Eastwood shops.- Versatile single level layout presenting open plan lounge and dining space- Light filled interiors creating a welcoming environment for growing families- Large entertainers' deck and sunlit backyard with lush established gardens- Breakfast bar stone kitchen offers quality appliances and tiled splashback- Selection of four good sized bedrooms and two neatly presented bathrooms- Air conditioning, European laundry, ample storage, low maintenance flooring- Access via Yates Avenue to double carport plus additional driveway parking- Generous 21.3 metre by 17.9 metre frontages create duplex potential (STCA) - Offers scope to add further value, personalise or build dream home (STCA)- Nearby arterial roads provide rapid links in all directions including the CBD