

**37 Frederick Street, Ryde, NSW 2112**



**House For Sale**

Wednesday, 1 May 2024

37 Frederick Street, Ryde, NSW 2112

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1113 m2**

**Type: House**



Michael Dowling  
0418637593



Chris Pennisi  
0418637557

**Auction Guide: \$3,750,000**

Architecturally crafted to perfection in 2004, this locally renowned home embraces passive solar design principles for sustainable family living and is offered for the first time. The home is tucked into the block largely secluded from the street and combines bespoke light filled interiors with resort gardens to create a seamless indoor/outdoor lifestyle. A haven of privacy and tranquility immersed in nature, it presents a unique opportunity moments to Putney shops, cafes, schools and transport.- Approx. 1,113sqm with 16m frontage and predominant northeast aspect- Spacious living/dining, family room and island kitchen with casual meals- Up to five bedrooms or four plus an office with master on ground floor- Design maximises thermal efficiency, natural light and cross ventilation- High rooflines, floor-to-ceiling windows to the north and double glazing- Internal atrium and glimpses of greenery from most rooms- Serene landscaped gardens, level lawn and beach edge swimming pool- Polished concrete and recycled blackbutt floors and deck outdoors- Clever storage solutions, double carport with internal access and rainwater tanks with 18,000L capacity