

**63 Ryedale Road, West Ryde, NSW 2114**



**Sold House**

Wednesday, 13 September 2023

63 Ryedale Road, West Ryde, NSW 2114

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 240 m2**

**Type: House**



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**\$1,812,500**

This mixed-use property presents an excellent investment opportunity, featuring a generous commercial space on the ground floor with an entire underfloor storage area, along with a 2-bedroom flat on the upper level. Located directly across from West Ryde Railway station and the picturesque Anzac Park, this property offers not only a prime location but substantial development potential (subject to approvals). Ideal for savvy investors and developers looking to capitalize on a prime location. Highlights: \*Mixed-use property with commercial space and 2-bedroom flat\* Entire underfloor storage area\* Direct proximity to West Ryde railway station for easy commuter access\* Convenient access to picturesque Anzac Park for residents\* Huge potential for investment and development (subject to approval)\* Prime location with excellent growth prospects\* Ideal for investors seeking a versatile property\* Perfect for developers looking to maximize its potential\* Zoned MU1 - Mixed used commercial and residential\* 23m height limit Location: - 100m/1min walk to Victoria Rd Bus Stop- 260m/3min walk to Anzac Park- 3.1km/6min drive to Smalls Road Public School- 900m/12min walk to Marsden High School- 500m/7min walk to West Ryde Marketplace- 170m/3min walk to West Ryde Train Station- 1.9km/5min drive to Top Ryde City 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.