

**98 Higginbotham Road, Ryde, NSW 2112**

**Cassidy.**

**House For Sale**

Wednesday, 29 May 2024

98 Higginbotham Road, Ryde, NSW 2112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1005 m2**

**Type: House**



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## **Auction Saturday June 22 at 1pm**

Set peacefully overlooking Buffalo Creek and Field of Mars Reserve, this captivating home is the perfect fusion of tranquility and lifestyle convenience. Meticulously presented, generously scaled and resting on a breathtaking 1005sqm (approx.) parcel surrounded by exquisitely manicured park-like gardens, unrivalled privacy and exceptional comfort is assured. Embraced by a flexible dual level layout designed to cater to a variety of living configurations, from here take advantage of express city bus services on your doorstep, and easy access to Boronia Village, quality schools and Top Ryde Shopping Centre. • Sun-filled living area with newly polished Black Japan flooring and custom joinery • Designer kitchen with quality appliances, Vintec drinks fridge and stone benchtops • New Bosch appliances, induction cooktop, Zip instant boiling and chilled water • Covered northeast balcony framed by beautifully manicured private gardens • Sprawling park-like level lawns, kids fort, sandpit and rock climbing wall • Versatile lower-level rumpus with separate access for possible in-law living • Three oversized bedrooms, each with mirrored robes and plush carpet • Enormous spa bathroom with heated floors, dual vanity and heated towel rails • Bi-fold doors, heated floors downstairs and reverse cycle air conditioning • Powder room, laundry chute, 6-camera CCTV security and a double carport • Footsteps to city, East Ryde and Macquarie University bus services • Zoned for Boronia Park Public School and walking distance to Boronia Village • Close to Ryde Secondary College, Ryde Aquatic Centre and sporting fields • Well placed for Top Ryde Shopping Centre, Gladesville and Putney ferry wharf \*Cassidy Real Estate give notice that all information given whether contained in this document or given orally, is given without responsibility; intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise