

**2038/2e Porter St, Ryde, NSW, 2112**



**Apartment For Sale**

Friday, 16 August 2024

2038/2e Porter St, Ryde, NSW, 2112

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Relaxed Enjoyment and Ease with a Low Maintenance

### Seamless, Easy-Care Entertainer

Conveniently situated on the 1st floor of the Crowle Estate, this charming residence seamlessly marries refined luxury with contemporary living at its finest. Offering an eastern orientation, this home boasts well-proportioned living spaces that seamlessly integrate with an outdoor veranda, creating a harmonious flow.

The sophisticated kitchen, adorned with top-notch designer finishes, perfectly complements the stylish interior. It features gas cooking and top-of-the-line stainless-steel appliances.

The bedroom is generously sized and comes complete with a built-in wardrobe. Alongside a dedicated study nook and dynamic indoor-outdoor connectivity, this property truly exemplifies low-maintenance living at its pinnacle. Nestled within an established community and conveniently close to trains, buses, and ferries bound for Sydney city, residents here can relish the tranquility of their private enclave while remaining within easy reach of shopping, entertainment, and world-class sporting venues.

### Notable Features:

- ☑ Eastern orientation with a veranda
- ☑ Expansive bedroom with a built-in robe
- ☑ Streamlined gas kitchen featuring stainless steel appliances and a fully integrated dishwasher
- ☑ Thoughtfully designed tiled bathroom with a study alcove
- ☑ Split-system reverse cycle air conditioning and an internal laundry
- ☑ Secure car space in the basement
- ☑ Reliable intercom system and a pet-friendly complex
- ☑ Walking distance to Meadowbank station, ferry, buses, and the waterfront
- ☑ Short commute to Top Ryde Shopping Centre, Rhodes, Olympic Park, Eastwood, and Macquarie Centre.

### Approx outgoings

Strata: \$950.05 per quarter

Council: \$330 per quarter

Water: \$186.13 per quarter hi