

**207D/6 Nancarrow Avenue, Ryde, NSW, 2112**



**Apartment For Sale**

Tuesday, 1 October 2024

207D/6 Nancarrow Avenue, Ryde, NSW, 2112

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lijian (Daniel) Ou Yang Ou Yang  
0292679071

## **Bright & Private 1 Bedroom + Study Home With Direct Riverside Access**

Daniel and Shabnam are proud to be bringing to the market this unique 1 bedroom + study apartment tucked away an elevated courtyard position at the 'Harvard' building. With a wide frontage, the floor plan amplifies space and brightness, combined with heightened ceilings and a landscaped leafy back drop, you feel like you're in your own private oasis. With direct access from the courtyard to the river, residents can enjoy an easy step down to Anderson Park, Meadowbank Station, and Shepherd's Bay Village for all your local amenities.

### Home Features:

- Wide open plan living lined with floor to ceiling windows, flowing out to an undercover balcony, perfect for entertaining
- Large kitchen with extra wide breakfast island, finished with water fall stone bench, and gas cooking
- Expansive undercover courtyard with direct garden access
- Study nook tucked away for work from home space separate from the living area
- Generous bedroom with built in wardrobes, ducted A/C, and sliding door for courtyard access
- Luxurious bathroom finished with floor to ceiling tiles, semi frameless shower, and additional vanity storage
- Internal laundry, ducted A/C throughout living and bedroom, secure basement parking, storage cage, and plentiful of visitor parking available

### Approximate Quarterly Outgoings:

Strata - \$928

Council - \$345.40

Water - \$240 including usage

Contact Daniel on 0426 907 008 or Shabnam on 0478 733 311 for additional information!