

**501/31 Porter Street, Ryde, NSW, 2112**



**Apartment For Sale**

Friday, 16 August 2024

501/31 Porter Street, Ryde, NSW, 2112

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Spencer zijing Zhang



Shan Lin

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## **Premium 2 bedroom apartment with super convenience location and great water view**

Soaking up the morning sun this light filled apartment is situated in a well-built complex by the river's edge. Boasting value added facilities such as a well fitted out gym, indoor swimming pool, sauna and spa. Located in a sought-after pocket close to river parkland, Ferry Wharf, train station, pre-schools and shops.

Connecting to surrounding Macquarie Park, Parramatta and Olympic Park and just 14km from Sydney CBD. Enjoy the world-class sporting facilities through to the buzzing social scene of cafes, restaurants and serene riverside lifestyle in the area.

Little more than a short walk to waterfront reserve, the shopping and transport facilities of Top Ryde and Rhodes.

Features include:

- Bright open plan lounge & dining
- Kitchen with stone benchtops and gas cooktop
- Ultra-modern bathroom with ample storage
- Security building, intercom access
- On-site Building Manager and ducted air conditioning
- Facilities include heated pool, spa, sauna and gardens
- Security car space and lock up storage
- Meadowbank train and ferry station less than 1km away
- 24/7 on site security
- Potential rental price: \$700 - \$750 per week

Estimated Outgoings (Approx):

Strata: \$1,710.00 per quarter (Admin Fund \$1550, Capital Works Fund \$160)

Council: \$315.00 per quarter

Water: \$160.00 per quarter

Method of Sale

Private Treaty

Agent

Spencer Zhang 0490 331 844

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