

905C/12 Nancarrow Avenue, Ryde, NSW, 2112



Apartment For Sale

Thursday, 1 August 2024

905C/12 Nancarrow Avenue, Ryde, NSW, 2112

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Craig Taylor
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Stunning Apartment with Water Views – Perfect for Modern Living

Welcome to 905C/12 Nancarrow Avenue, Ryde – your opportunity to own a beautifully designed, sunny 1-bedroom apartment in the highly sought-after "Pearl of the Bay" complex. Ideal for both first-time buyers and investors, this property combines contemporary style with practicality and stunning water views.

Home Features:

- **Open Plan Living:** Enjoy the spacious, light-filled living and dining areas that seamlessly extend to a covered balcony, perfect for relaxing while taking in the water views.
- **Stylish Kitchen:** Modern kitchen with stone benchtops, glass splashback, gas cooktop, dishwasher, and ample storage.
- **Spacious Bedroom:** Features beautiful light and use of glass with direct access to the balcony and large built-in robes.
- **Modern Bathroom:** Floor-to-ceiling tiles, frameless shower screen, and vanity storage.
- **Extensive & quality built in cabinetry:** including entertainment unit and study desk, shelving and so much extra storage.
- **Additional Conveniences:** Internal laundry, ducted air conditioning, secure basement car space with storage cage, new floor board, block-out + sheer curtain and intercom system.

Location:

- **Prime Location:** Within 150 meters of waterfront parks, playgrounds, and cycleways. A short walk to Meadowbank train station, ferry wharf, and Shepherds Bay Village Plaza with a range of shops and restaurants.
- **Easy Commute:** 20 minutes to Sydney CBD and 15 minutes to Parramatta CBD. Close to Top Ryde Shopping Centre and Rhodes waterside.
- **Pet-Friendly:**

Approximate Quarterly Outgoings:

- **Strata Levy:** \$926.70
- **Council Rates:** \$345.80
- **Water Rates:** \$79.60

This apartment is not just a home but a lifestyle opportunity. Its modern design, convenient location, and beautiful water views make it a standout choice for anyone looking for a blend of comfort and convenience.

Open Home Access: Please enter from the end of Rothesay Ave, Building C.

Investment Potential: With a rental range of \$650 - \$700 per week, this property is a fantastic investment opportunity or a perfect first home.

Don't miss out on this gem in Ryde! For more information or to schedule a viewing, contact us today.