

**Level 3, 11/7 Porter Street, Ryde, NSW, 2112**



**SOLE**

**Apartment For Sale**

Wednesday, 25 September 2024

Level 3, 11/7 Porter Street, Ryde, NSW, 2112

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Tao David Jin  
0299559999

## Stylish Modern Apartment With Massive Courtyard and Outdoor Space

This luxury apartment offers a sleek, easy-care style and unmatched convenience. The northwest and southeast orientation provides the apartment with maximum natural light and ventilation. The property is located within a 5-minute walking distance of Anderson Park and the Parramatta River. Enjoy a convenient lifestyle with Top Ryde Shopping Centre, only a 5-minute drive away.

### Key Features:

- Contemporary design, flooded with natural light
- Prime location with two expansive balconies
- Spacious open-plan living and dining areas
- Full-width alfresco balcony, perfect for entertaining
- Ducted air conditioning and European-style laundry
- Private master bedroom with built-in robes and balcony access
- 15-minute walk to Meadowbank Station
- 5-minute walking distance to the waterfront and parks

### Rates:

- ☒ Strata rate: approximately \$1,240 per quarter
- ☒ Water rate: approximately \$172 per quarter
- ☒ Council rate: approximately \$347 per quarter

\*Disclaimer- All information contained herein is gathered from sources we deem to be reliable, however, we cannot guarantee its accuracy. Interested parties are advised to conduct their due diligence on each property they are considering to purchase. All pictures, maps, and photographs uploaded are solely for promotional use.