

# Level 6, A4604/1 Hamilton Crescent, Ryde, NSW, 2112



## Sold Apartment

Friday, 16 August 2024

Level 6, A4604/1 Hamilton Crescent, Ryde, NSW, 2112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Shan Lin  
0280366999



Rita Ruolong Huang  
0280366999

## Three Bedroom Sub Penthouse | Lifestyle & Convenience

Linfield Property Agents are proud to present this contemporary three bedroom sub penthouse apartment located on the 6th floor of "The Row" complex, which is conveniently located in the heart of Ryde and within 150 meters from Shepherds Bay foreshore. With walking distance to a range of local amenities including restaurants, cafes, shops, parks and public transports, this elegant apartment offers a perfect balance of the waterside lifestyle and convenience at the door.

### Property Features:

- Three bedroom sub penthouse located on the 6th floor
- Open plan living and dining area leading to a light filled spacious balcony with water view
- Modern designed kitchen with gas cooktop, stone benchtop and quality appliances
- Three generous bedrooms all with built-in wardrobes, one bedroom with access to balcony
- Fully tiled designer bathrooms with frameless showers and bathtub
- Internal laundry, ducted air-conditioning and security intercom
- Low strata fee, double side by side basement car spaces and one storage cage

### Surroundings:

- 1 minute walk to water front parks, playground and cycle ways
- 10 minutes' walk to Meadowbank train station, ferry wharf and Shepherds Bay Village Plaza with a range of choice for shops and restaurants
- Easy drive to Top Ryde Shopping Centre and Rhodes Waterside

### Outgoings (approx.)

Strata: \$1420.60 per quarter

Council: \$333.00 per quarter

Water: \$110.08 per quarter

### Contact:

Shan Lin 0425 028 008

Rita Huang 0420 523 078

### Method of Sale

Private Treaty

### Disclaimer:

The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.