

**32 Kuppa Road, Ryde, NSW, 2112**



**House For Sale**

Thursday, 29 August 2024

32 Kuppa Road, Ryde, NSW, 2112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Lucrative development site in desirable locale on 626sqm

Superbly positioned in a peaceful cul-de-sac, this freestanding family residence offers an exciting opportunity to add further value and capitalise on a substantial sloping 618sqm block. Spread across a single level layout, the home is complete with two separate living areas, a timber gas kitchen and four bedrooms, while a private yard awaits outside. From here, it's only a 650 metre walk to city buses, while Top Ryde City Shopping Centre, dining options and Ryde Park are all just a kilometre away.

- Immense potential to transform into a duplex or dream home (STCA)
- Provides an outstanding proposition for visionary developers
- Existing dwelling features two dedicated living areas, one has bar
- Private backyard with paved outdoor area and established trees
- Timber gas kitchen, four well scaled bedrooms, two bathrooms
- Timber floors, two sheds, single carport and driveway parking
- Only 550 metre steps to Yamble Reserve, with Smalls Park nearby
- 1.5 kilometres to North Ryde Golf Club, easy drive to Macquarie Park

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