

**94 Western Crescent, Gladesville, NSW, 2111**



**House For Sale**

Tuesday, 24 September 2024

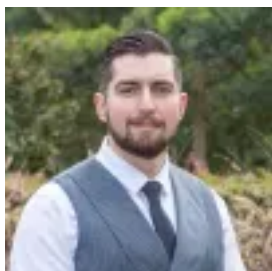
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**Bedrooms: 5**

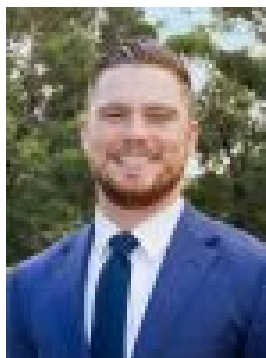
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jason Kiprovski



Nicolas Schreiber  
0477118877

## Riverside development opportunity with move-in ready home

This well-appointed property offers a generous 929m<sup>2</sup> block situated along the Parramatta Riverfront, positioned on the high side of the street with a favorable 15 metre frontage ideal for development of a dual-occupancy, granny flat or luxury family home (stca). The home itself has been meticulously maintained and thoughtfully designed for dual living, featuring multiple living areas and water glimpses of Morrison Bay from the upper level.

Located just a few minutes from the foreshore walking track, regular city buses, Gladesville village shops, and excellent public and private schools, this property blends convenience with potential in a highly sought-after area.

### Highlights:

- \*Generous NE facing 929m<sup>2</sup> block with a 15-metre frontage, perfect for development (stca)
- \*Elevated position on the high side of the street, enhancing privacy and views
- \*Dual living layout ideal for families or as an investment opportunity
- \*Water glimpses of Morrison Bay and park views
- \*Short walk to foreshore walking tracks, parks and cafes
- \*Easy access to regular city bus services for hassle-free commuting
- \*Close to Gladesville village shops for all daily necessities
- \*Proximity to both public and private schools, suitable for family living

### Location:

- 230m/4min walk to Ross St Bus Stop
- 400m/6min walk to Bill Mitchell Park
- 850m/13min walk to Gladesville Public School
- 1.4km/4min drive to Gladesville Shopping Village
- 2.5km/5min drive to Putney Ferry Wharf
- 3.2km/8min drive to Top Ryde Shopping Centre
- 3.8km/7min drive to Hunters Hill High School
- 4.7km/11min drive to Meadowbank Train Station

Disclaimer: Third parties have provided Ray White with all of the information included above, including but not limited to the basic property description, price and location. We acquired this information from credible sources, but we cannot guarantee its correctness. This information should not be relied upon; instead, you should do your own research and get professional advice on this or any other property listed on this website. "STCA" means Subject to Council or other approvals.