

# 7/19 Station St, West Ryde, NSW, 2114

## Unit For Sale

Tuesday, 20 August 2024



7/19 Station St, West Ryde, NSW, 2114

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Leighton Avery  
0410613235



Lochlan McDermott  
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## Boutique Complex | 25sqm Remote Garage with Internal Access

Nestled in a meticulously maintained boutique complex of just nine units, this exceptional property in West Ryde combines convenience with contemporary living. Spanning a generous 25sqm, the lock-up garage offers internal building access and remote entry, providing both security and ease. The oversized 2-bedroom unit is bathed in natural light, offering a spacious and airy atmosphere that's sure to captivate.

### Property Highlights |

- Prime Top Floor Position: Enjoy an east-facing aspect with a private and serene outlook.
- Bright Living Area: The light-filled living space seamlessly connects to an undercover balcony, perfect for relaxation.
- Modern Kitchen: Renovated double galley-style kitchen featuring stone-look benchtops, stainless steel appliances, ample cupboard space, and excellent airflow through a large window.
- Convenient Internal Laundry: Located just off the kitchen for easy access.
- Spacious Bedrooms: Both bedrooms are generously sized, with the master being king-sized, and each offering built-in wardrobes.
- Well-Appointed Bathroom: A well-proportioned bathroom with a separate shower and bath, ideal for families.
- Secure Lock-Up Garage: A large 25sqm garage with a remote-controlled door and internal access to the building.
- Exclusive Security Complex: A boutique complex with only nine properties ensures privacy and peace of mind.

### Location Highlights |

- 200m to Government bus services, local gyms and speciality stores
- 350m to West Ryde Marketplace featuring Woolworths, Coles, and plenty of cafes
- 450m to West Ryde Public School
- 500 to West Ryde station and bus terminal providing easy connections to the Sydney and Parramatta CBD's
- 1.2km to Marsden High School

Disclaimer: All information provided has been gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and any interested persons should rely upon their own enquiries. Some photos may include location/lifestyle images and virtual furniture/styling – all measurements/distances/locations/boundaries are approximate. Any interested persons should rely upon their own enquiries.