

## Contemporary Dual Level Duplex



4



2



2

## 200A Cressy Road, North Ryde

For Sale: \$1,888,000

Presenting as-new, this contemporary dual level duplex offers a lifestyle of ease and convenience. Located on the Northern side of the pair, the home provides light, space and private living. The level easy-care garden makes a great area for kids, pets and the hobby gardener, and for those looking for a larger run-around, the North Ryde playing oval is directly opposite!

- Modern strata duplex in outstanding condition and a quiet location
- 4 bedrooms, with the master suite including balcony, a large walk-in robe, and en-suite bathroom
- Additional family bathroom plus extra guest toilet
- Open plan living/dining space with sleek tiled floor, leading to a large deck for outdoor dining
- Gas kitchen with island bench, stainless steel appliances and butlers pantry
- Smart plantation shutters throughout, ducted air-conditioning, rainwater tank

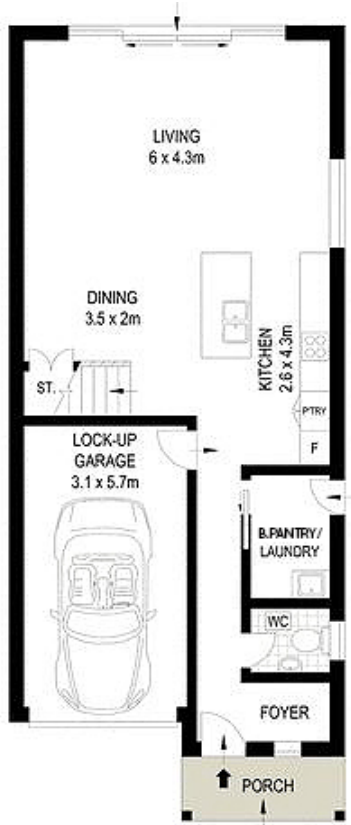
<b>Property ID:</b>	L3722258
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	164
<b>Garages:</b>	2
<b>Land Area:</b>	312.0 sqm

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- Lock up garage with internal access, plus driveway parking for extra cars
- Ideal for the growing family
- Moments to the local North Ryde playing oval, North Ryde RSL, City expressway, Macquarie Shopping and 1 km to the train station

Quarterly outgoings: Water \$147.31 p/q approx, Council \$345.00 p/q approx, Strata \$462.00 p/q approx.

View: By appointment



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

