



## 13A Murray St, WEST RYDE, NSW 2114

Vendor instructed auction on 12/12/2020 10.00am sharp(torrens title)

Beautifully crafted Torrens titled cottage house bordering Eastwood & West Ryde

A short stroll to West Ryde train station and Eastwood shopping precinct

Close to top rate public schools catchment with "OC" class opportunity

Nested in tree lined tranquility and only minutes to others life style amenities

Experience modern contemporary living with sun filled windows all around

Meticulously built and designed to unmatched quality & standards in this locale.

### Main attributes

North facing lounge masterly finished with cathedral window and European tile

North facing dinning with direct access to manicured garden

New gourmet kitchen with stone bench top and superior carpentry with latest surprise of European appliances

**TYPE:** Sold

**INTERNET ID:** 22678644

### AUCTION DETAILS

10:00am, Saturday  
December 12th, 2020. on site

### CONTACT DETAILS

**Parramatta**  
109 Church Street  
Parramatta, NSW  
0412406039

**jeremy yuen**  
0412 406 039

Deluxe master bedroom with mirror BIW and ensuite pampered by remote control heater

Over sized second bedroom with BIW

Third bedroom an additional bonus as study

Fully tiled bathroom featuring designer tapware,basin,toilet as well as bathtub

Laundry on title with overhead carpentry

Remote controlled access to garage and two parking spaces

Embraced in manicured garden with timber deck and lock up shed for storage

Council \$362 per quarter

Water \$148 per quarter

Land approx 339 SQM

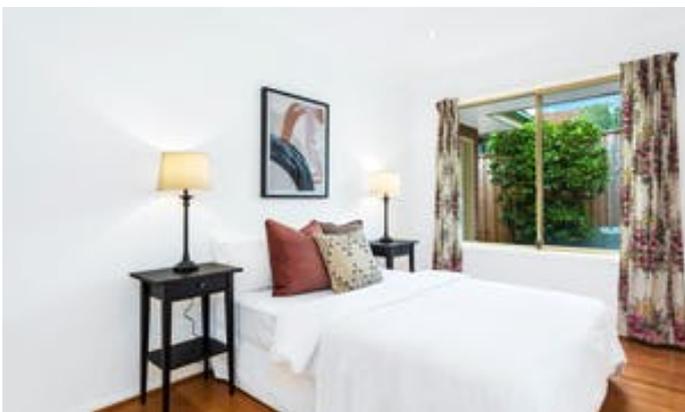
Internal approx 175 SQM

Vendor order to sell on the day

Jeremy Yuen 0412 406 039

Other features: Built-In Wardrobes,Close to Schools,Close to Shops,Close to Transport,Garden

- Land Area 339.00 square metres
- Building Area: 175.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Air Conditioning







## 13A Murray Street, WEST RYDE

Not to scale · All measurements are approximate · Drawn for marketing purposes only · Floorplan by © Xorix Media

