

## 10 Tramway Street WEST RYDE NSW

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Located in Denistone West, this is a delightful family home, full of character and charm with an abundance of natural light throughout. Welcoming entry leads into formal lounge and dining rooms with open fire place. The dining room overlooks the lovely back yard.

Large French Provincial style kitchen with dishwasher, gas cook-top, loads of cupboard and bench space, pantry cupboard and a servery through to informal dining/family room. This room has an air conditioner, slate floor and overlooks the back garden and leafy district views.

Large main bedroom with walk in robe and modern en-suite. The second bedroom is a double size and has a built-in robe. The third bedroom is a single room.

The main bathroom is modern and has a bath and shower. The granny flat/studio is at the back of the house, it has a separate private entry, built-in robe and is carpeted (no en-suite). This would make an ideal home office, guest room or teenage retreat.

Lovely contained back yard with beautiful established gardens and trees. Covered under-house area; ideal for wet days or out of the sun playing for children. Room to park a few cars in the driveway at the side of the house (in front of the granny flat) and plenty of on-street parking.

New York style laundry (washing machine if required). Inclusive - Ceiling fans in the main and second bedroom. Gas bayonets. 3 x large deep linen cupboards. Garden storage shed. Leafy district views. Excellent central location in family street. Handy to bus transport, shops, schools and parks. AVAILABLE NOW

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