

**7/2 Mons Avenue WEST RYDE NSW**

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The combined lounge and dining room has smart wooden parquetry floor and opens to a north-west facing balcony. Updated kitchen with plenty of cupboard and bench space, electric cooking, exhaust fan (with external outlet), microwave and pantry cupboard. Pleasant treetop view from the kitchen and lounge room windows.

Main bedroom with built-in robe. Single second bedroom with built-in robe. Both bedrooms are carpeted.

The bathroom is in excellent condition and has a separate bath and shower.

Lock-up garage, with internal access to the building. The laundry is located on the ground level, opposite the garage and has a huge storage area.

Features & Inclusions: Plenty of natural light throughout. Awning over lounge window. Fly screens on balcony door and windows. Double glazing on bedroom windows. ADSL Ready. Foxtel Ready. Fresh paint and new carpet in the bedrooms.

The unit is positioned on the top (second) floor of a security building (no noise from residents above), it is in a central location and within walking distance to West Ryde Primary School, restaurants, shops, train and buses.

Property Code: 682

**View** : <https://www.awardgroup.com.au/lease/nsw/north-ern-suburbs/west-ryde/residential/unit/5229176>