

## 8/7 Cowell Street RYDE NSW

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This lovely modern, private and spacious ground floor courtyard apartment presents in neutral tones, natural light and has been designed with practical lines and a versatile floor-plan.

The large open-plan galley style kitchen overlooks the lounge/dining room and back yard. With Caesar stone bench tops, metallic tiled splash-backs, gas cooking, pantry cupboard, dishwasher and good cupboard and bench space, it is every chef's ideal.

Massive combined lounge and dining room has bamboo timber floating floors, reverse cycle air conditioner, ceiling fan, gas bayonet (for heating and outside BBQ connection) and opens onto wrap around undercover and paved patio/courtyard, which is ideal for year round entertaining. The outdoor area that encompasses the apartment, includes, lawn, gardens and established trees, making it your private Utopia. The living area can also house a study nook.

Both bedrooms are Queen sized, have mirrored built-in ceiling to floor robes and open onto the side courtyard. The main bedroom has a ceiling fan and an en-suite with shower, separate bath and toilet.

Large main bathroom with ceiling-to-floor tiles, shower and toilet.

Features & Inclusions: Large Internal laundry, reverse cycle air-conditioner, ceiling fans, gas bayonet, double linen cupboard, wide hallways, good paintwork and flooring, bamboo floating timber flooring in the living/dining areas and hallway, insect screens, security building that is well maintained, ground floor apartment, alarm, garden/storage shed, electric lawn mower, private courtyard, undercover basement security car space.

Located within walking distance to Top Ryde Shopping Centre, city and local bus transport and within close proximity to Macquarie Park business precinct. Convenient central location and handy to arterial roads.

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