



**25A Federal Road WEST RYDE NSW**

3  2  2 

The combined lounge and dining room has floating timber flooring, ornate cornices and an air conditioner.

Open plan kitchen with stylish timber panelling, loads of cupboard and bench space, plus a pantry cupboard. Electric cooking, dishwasher, appliance cupboard and breakfast bar . The garden window box is ideal for growing herbs.

Large main bedroom with en-suite. Built-in robes for the 2nd & 3rd bedrooms.

The bathroom has separate shower and bath. Large internal laundry.

Internal access to the single lock-up garage plus enough room to park a second car outside. Low maintenance back courtyard. Situated at the back of a battleaxe block.

Central location with schools, shops, parks, playing fields, train and ferry close by. This home is situated between West Ryde and Meadowbank stations.

**View** : <https://www.awardgroup.com.au/lease/nsw/north-ern-suburbs/west-ryde/residential/house/5229268>