



**1163 Victoria Road WEST RYDE NSW**

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Set on the high side of the street this conveniently located full brick home features;

- \* Kitchen with natural gas/electricity
- \* Separate lounge room and dining area
- \* 3 generous bedrooms all with built-in robes
- \* Updated family bathroom tiled floor to ceiling
- \* High ceilings
- \* 2nd separate toilet
- \* Side access to a lock Up Garage which has been converted to a teenagers retreat/leisure studio (could be easily converted back to a garage if purchaser decided to do so)
- \* A level yard (approx 564sqm) for the kids to play and relax
- \* Undercover BBQ area perfect for relaxing and entertaining family and friends

**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/west-ryde/residential/house/5230062>



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