



**31 Dryden Avenue CARLINGFORD NSW**

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Offered for the first time in 42 years is a fantastic opportunity to enter into the Carlingford market with Murray Farm Primary across the road. It is ideally suited to the growing family, investor, or anyone looking for value on a generous parcel of land.

**Land Size** : 935 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/carlingford/residential/house/5230117>

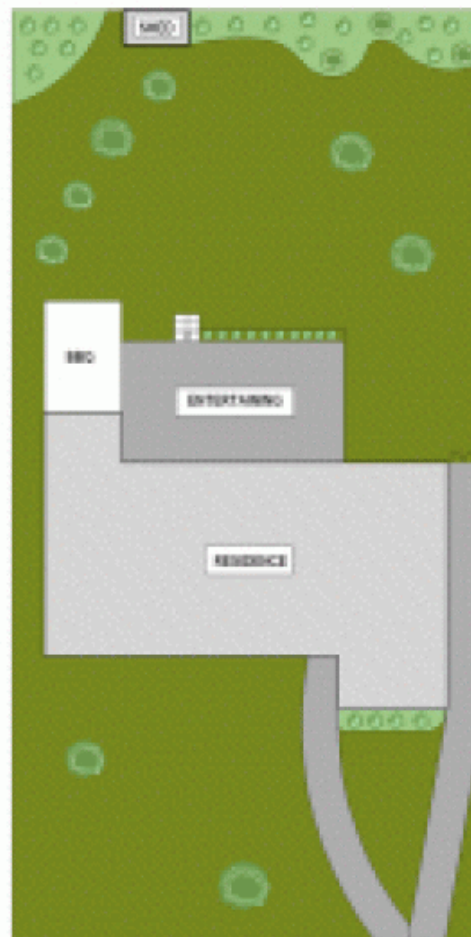
Within close proximity of shops (Westfield North Rocks), parks, schools and transport, this property is sure to impress!

Features include;

- \* 3 generously proportioned bedrooms (2 with built in robes)
- \* Formal lounge and dining complete with air conditioning and sunny northern aspect
- \* Newly renovated kitchen with quality appointments,



**David Johnson**  
**(02) 9808 1199**



SITE PLAN



FLOOR PLAN

DISCLAIMER  
DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE.  
THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED.

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