



**45 Ryedale Road WEST RYDE NSW**

1 1 6

Offered for the first time in 26 years, this generous full brick property boasts a great opportunity within the thriving West Ryde precinct. Optimally located in an ultra-convenient pocket of West Ryde, it is opposite West Ryde train station, a stone's throw from bus transport, park, West Ryde marketplace and Ryde Eastwood Leagues Club. With easy access to main arterial roads, Meadowbank ferry wharf, Top Ryde, TAFE, Universities and both Sydney and Parramatta CBD it is sure to impress.

**Land Size** : 215 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/west-ryde/residential/unit/5230251>

Boasting B4, mixed use zoning in Ryde City Council the possibilities are broad. The objective of the zone is to provide a mixture of compatible land uses to integrate suitable business, office, residential, retail and other development. There is separate access for both the upper level and ground floor from the front and rear of the property with the lower level currently leased to a doctors



