



**45 Linton Avenue WEST RYDE NSW**

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Optimally positioned on the Ryde border, this tasteful semi-detached residence is set in a commanding position and enjoys a large parcel of land that's almost 500sqm. With rear lane access, it makes this a perfect opportunity to extend the existing home, build a detached garage, or granny flat with its own access (STCA).

Poised with elegance, style, and plenty of potential, this unique offering is full of character and period charm. It boasts carefully designed interiors, with quality appointments throughout, and is an opportunity that you will not want to miss. It sits within close proximity of West Ryde Station, West Ryde marketplace, bus services to Sydney CBD and Parramatta CBD, TAFE, schools, parks and Top Ryde shopping.

**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/west-ryde/residential/house/5230323>



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

- Two double bedrooms

