



1/1213-1217 Victoria Road WEST RYDE NSW

2 **1** **1**

Stylishly modernised, this ground floor 2 bedroom unit offers generous interiors and is located within short walking distance from Ermington Public School, Marsden High School, and Parramatta to Sydney CBD express bus services. With only eight properties in the complex spread over a large land holding this will make a perfect first home or long-term investment.

Property Highlights:

- Enormous eat-in kitchen with modern cabinetry, 40mm granite benchtops, stainless-steel appliances, and space for a dishwasher or front-loading washing machine.
- Entry into a large living room with ample space for two lounges as well as a study space, offset by a well-proportioned elevated balcony
- Renovated bathroom with sizable shower and vanity

Price : \$ 580,000

View : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/west-ryde/residential/unit/5230366>



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