



**AwardGroup**  
REAL ESTATE



**33 Federal Road WEST RYDE NSW**

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This character timber cottage located in one of West Rydes prime, private Streets only a stones throw away from Meadowbank Park features:

- \* 3 double bedrooms all with access onto a lovely covered timber wrap around deck
- \* Polished timber floor boards
- \* Near new kitchen eat in kitchen
- \* Great size separate lounge/family room
- \* Separate study/office room currently used as storage
- \* Modern bathroom with separate shower & bath
- \* Lock up garage
- \* Beautifully landscaped front gardens
- \* Close walking distance to shops, schools, TAFE, bus & train transport
- \* Build your dream home (subject to council approval) on this HUGE over 1010sqm block of land with over 20m

**View :** <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/west-ryde/residential/house/5229660>



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