



**30 Federal Road WEST RYDE NSW**

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Located within walking distance to West Ryde and Meadowbank stations and positioned on a large 733sqm block of land with a 15.24m frontage this generous family home offers an opportunity not to be missed. Features include:

- \* 4 bedrooms (4th bedroom at rear with en-suite bathroom)
- \* Formal air conditioned lounge and dining room
- \* Updated and immaculately presented kitchen with dishwasher
- \* Modern main bathroom with separate shower and bath
- \* Side driveway access to plenty of off street parking and a secure lock up garage
- \* Separate garden shed
- \* Huge sunny air conditioned family/living room at the rear of the property with access to a child friendly grassy yard and undercover BBQ/entertaining area
- \* Split system reverse cycle air conditioning

**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/west-ryde/residential/house/5229870>