



**45 Simla Road Denistone NSW**

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Offered to market for the first time in over 60 years, this beloved family home is nestled in a blue-ribbon enclave and boasts a unique opportunity to take advantage of! Set in a whisper quiet street, to the border of Eastwood & West Ryde, it oozes both character & charm showcasing art deco architecture throughout.

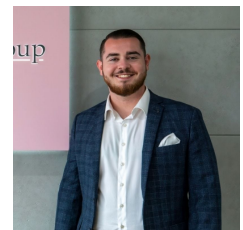
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/denistone/residential/house/6899263>

Property Highlights |

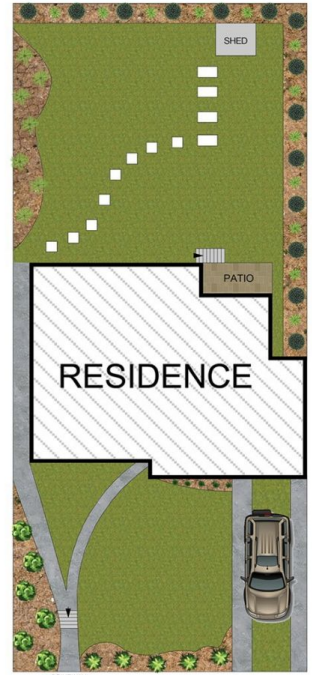
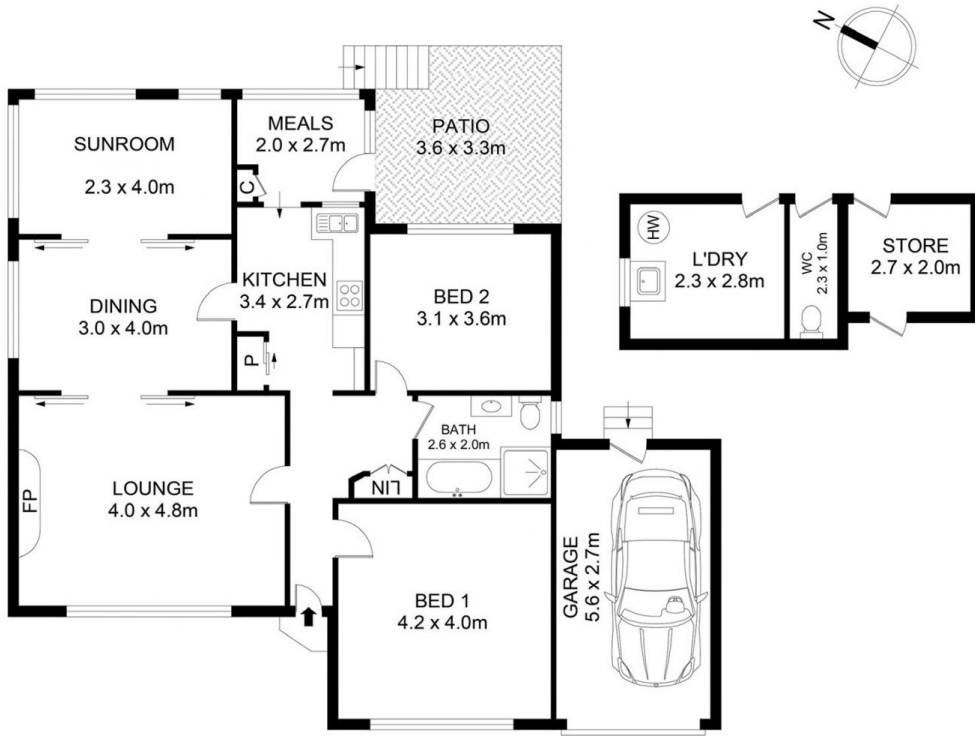
- Fresh neutral tones throughout
- Peacefully set with leafy vistas
- Formal lounge & dining room
- Breakfast room | adjacent to the kitchen
- Period bathroom with shower & bath
- Flowing kitchen with walk-in pantry
- Outdoor patio
- Lush green yard for the kids or pets



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SITE PLAN  
(NOT TO SCALE)

## 45 Simla Road, Denistone



**Disclaimer**

Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.