



**21 Simla Road Denistone NSW**

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Nestled in Denistone's dress circle, Simla Road, surrounded by quality homes showcasing period charm with tree-lined vistas yielding a peaceful yet ultra-convenient setting, this immaculate family home offers swift access to the heart of West Ryde and Eastwood.

**Price** : \$ 2,260,000  
**Land Size** : 645 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/denistone/residential/house/7410752>

Property Highlights |

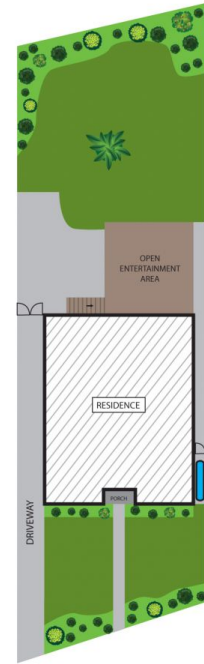
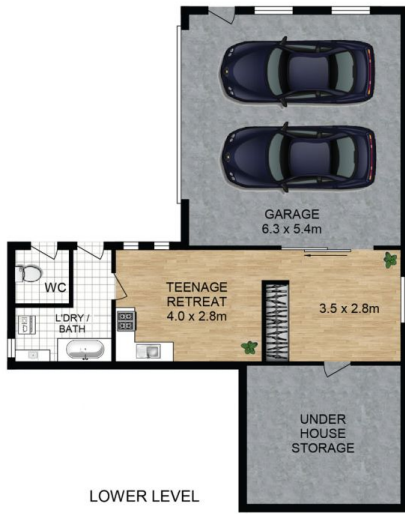
- Brick bungalow with polished floorboards throughout
- Renovated family bathroom, tiled floor to ceiling
- Spacious gas kitchen, complete with breakfast bar, loads of cupboards and overhead storage space
- Central sitting or dining room with a gas heater
- Light-filled sunroom that overlooks the large grassy rear yard | perfect for the children or pets to run around and play
- Tiled entertaining patio
- Loads of off-street parking including side access to a



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SITE PLAN (NOT TO SCALE)

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