



## 45 Linton Avenue West Ryde NSW

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Optimally positioned to the border of Ryde, this tasteful semi-detached is set in a commanding position and enjoys a generous parcel of land.

Poised with elegance, style, and plenty of potential, this unique offering is full of character and period charm. It boasts carefully designed interiors, with quality appointments throughout, and is an opportunity that you will not want to miss. It sits within close proximity of West Ryde Station, West Ryde marketplace, bus services to Sydney CBD & Parramatta CBD, TAFE, schools, parks and Top Ryde shopping.

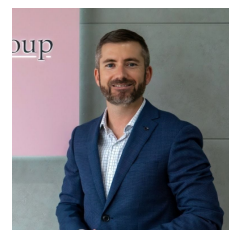
### Property Highlights |

- Two bedrooms
- Formal lounge

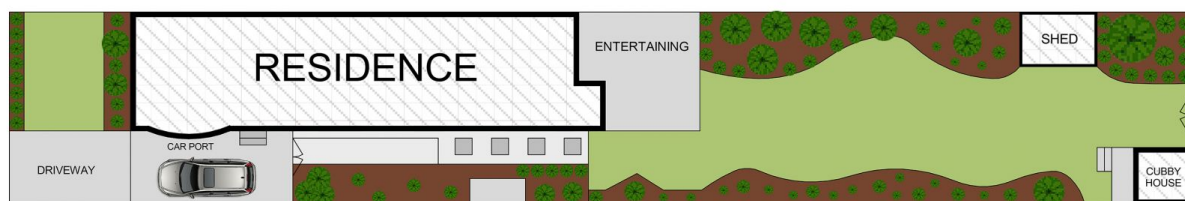
**Price** : \$ 1,830,000  
**Land Size** : 474.2 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/west-ryde/residential/semi-detached/7766267>



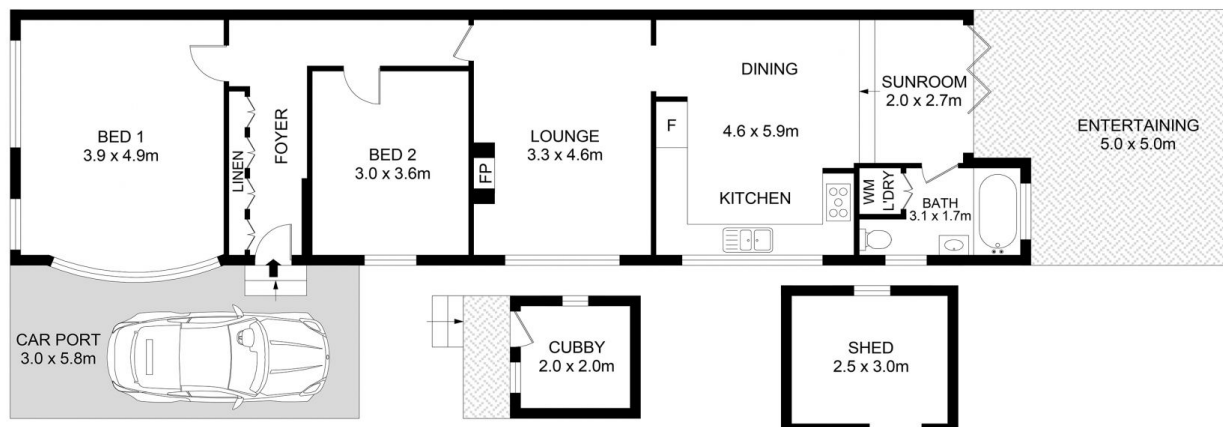
**David Johnson**  
(02) 9808 1199



**Leighton Avery**  
(02) 9808 1199



SITE PLAN  
(NOT TO SCALE)



45 Linton Avenue, West Ryde



**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



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