



**979 Victoria Road West Ryde NSW**

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Offered for the first time in 36 years, this double-storey Torrens title property boasts a great opportunity within the thriving West Ryde precinct. Optimally located in an ultra-convenient pocket of West Ryde, it is a stone's throw to West Ryde train station, transport, West Ryde marketplace and Ryde Eastwood Leagues Club. With easy access to main arterial roads, Meadowbank Ferry Wharf, Top Ryde shopping, TAFE, Universities and both Sydney & Parramatta CBD, it is sure to impress.

**Price** : \$ 1,760,000  
**Land Size** : 208.7 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/west-ryde/residential/house/7766470>

Boasting MU1, mixed-use zoning in the City of Ryde, the possibilities are broad. The objective of the zone is to provide a mixture of compatible land uses to integrate suitable business, office, residential, retail and other developments. There is plenty of potential for a savvy development opportunity with a mix of retail and residential - creating the ideal investment opportunity, home



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