



**6/45-47 Mons Avenue West Ryde NSW**

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Peacefully set to the rear of this boutique complex of only seven homes, this villa features a bright layout with its sunny northern aspect. It is conveniently positioned within a short walk of all lifestyle amenities which include shops, cafés, schools and Meadowbank train station, ferry wharf & Meadowbank Park.

**Price** : \$ 1,386,500  
**Land Size** : 134 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/west-ryde/residential/villa/7884098>

#### Property Highlights |

- Open-plan living & dining
- Easy flow to a courtyard
- Well-appointed kitchen
- Three bedrooms
- Bathroom with shower & bath
- Neutral tones throughout
- Internal laundry
- Air-conditioning



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