



3/12 Smith Street RYDE, NSW



## Immaculate Presentation

This beautifully appointed first-floor unit is a fantastic find in a marketplace that seems full of forgettable property.

Situated in a small block of six and with an updated kitchen and bathroom and lock up garage. It has over 90 square metres on title, and is less than 150 metres from Top Ryde Shopping centre

- ? Large two-bedroom unit
- ? Built-in wardrobe in the main bedroom
- ? Open plan living and dining area
- ? Tiled floors and downlights
- ? Updated eat-in kitchen (you don't see many of these)
- ? Internal laundry with dryer & heating rack
- ? Renovated bathroom with stylish finishes
- ? North facing side balcony

**Council Rates:** \$1,316.00/year (approx)

**Water Rates:** \$590.84/year (approx)

**Strata Rates:** \$960.17 p/q

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The floor plan is not to scale, dimensions are indicative and in excess. All fixtures included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by **DIAKRIT**