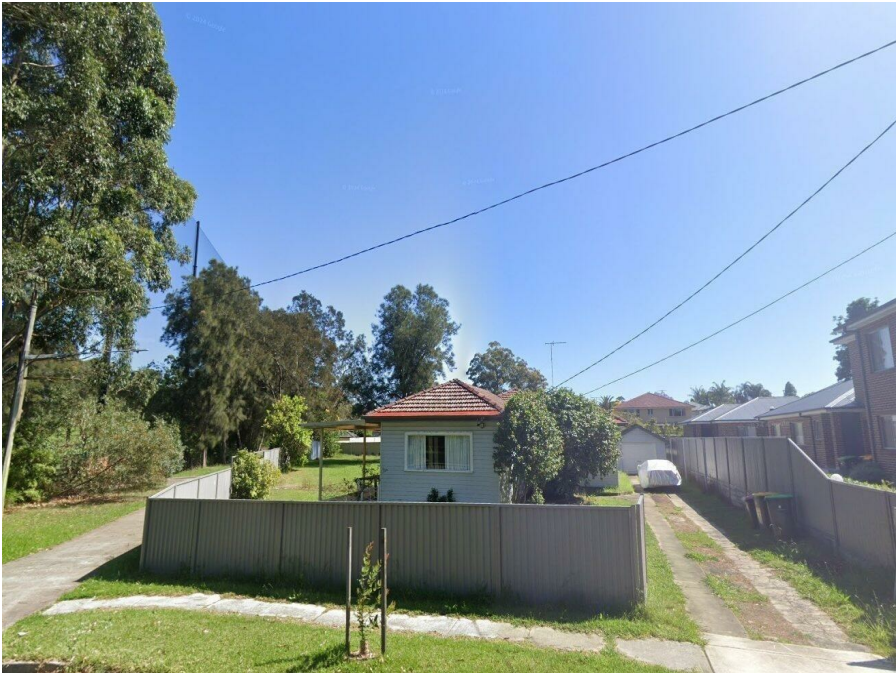


23 Deakin St, West Ryde, NSW 2114

\$5,500,000

House 3  1  1 



EXTREMELY RARE 1,598SQM HOLDING ? TWO SEPARATE LOTS | POTENT

An exceptional opportunity in one of West Ryde's most tightly held pockets, 23 Deakin Street offers approximately 1,598sqm of land across two separately subdivided lots i.e. ½ Lot 1 comprising 790sqm and Lot 2 comprising 808sqm.

Open for Inspection

By Appointment.

With the subdivision now completed, the property offers outstanding flexibility for developers, builders, investors or families. Subject to council approval, there is potential for a duplex on one lot plus a freestanding residence on the second lot i.e. ½ three dwellings in total, or explore alternative development possibilities.

The existing single-level residence offers generous proportions throughout, featuring three bedrooms, a substantial 7.3m x 4.3m living room, separate family room, sunroom, spacious kitchen, bathroom, internal laundry, verandah and terrace, together with a large freestanding garage.

Positioned on a quiet corner block directly opposite Ryde-Parramatta Golf Club, the property enjoys a peaceful residential setting and impressive sense of space, while remaining conveniently close to West Ryde shops, schools, transport and the rapidly evolving Melrose Park precinct.

Whether your vision is to develop, build, invest or secure a significant landholding for the future, opportunities combining this scale, completed subdivision and location are exceptionally difficult to find.

Two separate lots. 1,598sqm combined. Potential for three dwellings. One extraordinary opportunity.

Development potential is subject to council and relevant authority approval. Buyers should rely on their own enquiries.

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