



4 Arras Parade, Ryde.

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Separate Title Development Opportunity on 1,376sqm with New Housing Policy

Benefitting greatly from a flexible Low-Medium Rise zoning status, separate titles and resting on 1,376sqm to enjoy a north-west-to-rear aspect, this solid brick two-storey home is brimming with possibilities. Blessed with classic interiors and spacious layout spanning multiple living zones, it delivers solid renovation potential to realise a contemporary family masterpiece. The outdoors delight in alfresco entertaining, sprawling lawn and full-sized tennis court, while the premier lifestyle address with R2 zoning offers exciting development potential. Top Ryde Shopping Centre and city buses are within a stroll.

- Ideal for development, investment, or rezoning opportunity (STCA)
- Traditional exposed brick interiors enjoy tiled floors and high ceilings
- Spacious living and dining zones connect to north-facing alfresco terrace
- Huge additional living zone/family room spills to a sun drenched patio
- Classic timber kitchen appointed with electric cooktop, oven, dishwasher
- Huge main ensuite and three generous bedrooms with built-in wardrobes
- 5th bed/study, split system air conditioning, gas bayonets, large laundry
- Double lock-up garage with storage room and separate bathroom w/ shower
- Short 600m walk to Top Ryde City Shopping Centre and Ryde Public School
- 270m to city b...

Property information

Property ID	222P583832
Property type	House
Land size	1376.56 sqm
Council rates	\$401.70 per quarter
Water rates	\$174.26 per quarter

Guide

\$3,800,000

Contact

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Real Estate Agent

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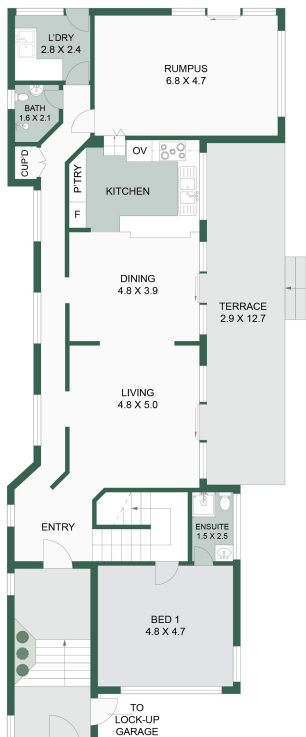
phillip.allison@belleproperty.com

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Real Estate Agent

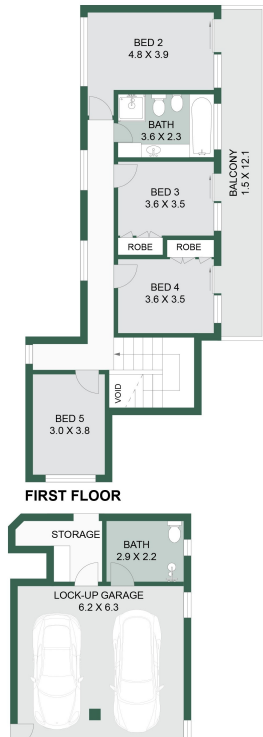
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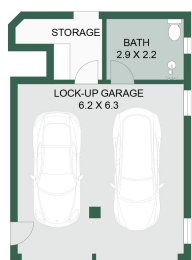




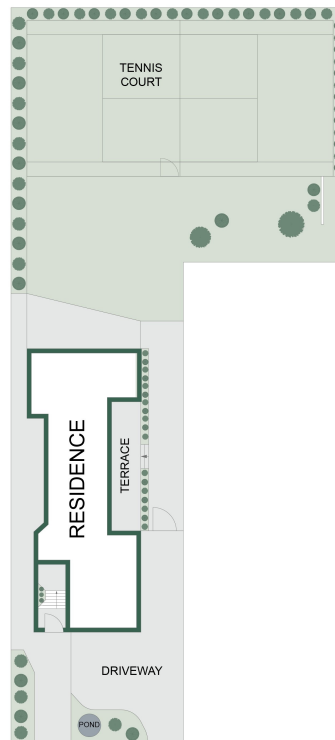
GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



SITE PLAN



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The site plan and floor plan are not to scale; measurements are indication and in metres.
Bushes and trees are place for illustration purposes. Plans should not be relied on.
Interested parties should make and rely on their own enquiries.