



**West Ryde, NSW**  
3/45 Marsden Road

**3**  
BED

**2**  
BATH

**1**  
CAR

**RE/MAX**®

**Successfully SOLD by Nick Scarf - 0411 197 486**

Welcome Privacy - Convenient Location - Walk to Schools

Set at the back of a small community of just 3 homes, away from the road and with welcome privacy, this home is being offered for the time since new.

With a smart, single level design the modern 3 bedroom villa offers a convenient, low maintenance lifestyle.

Short easy walk to Ermington Public School and Marsden High School.  
Short easy drive to West Ryde Village, train station and Eastwood Shopping Centre.

**SOLD**

**Council Rates:** \$1,288/year (approx)

**Water Rates:** \$670/year (approx)

**Contact:** Nick Scarf  
0411197486

**Type:** Villa

**Date Available:** 12/05/2017

**Sold Date:** 06/09/2019

<https://www.propertyspecialists.com.au>