



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

**3**  
BED

**2**  
BATH

**1**  
CAR

**RE/MAX**®

**DEPOSIT TAKEN ..... Conveniently Located Close to Shops Transport and Schools**

Set at the back of the complex away from the road with welcome privacy  
High quality, single level, modern 3 bedroom villa  
Convenient low maintenance lifestyle  
Spacious living room with timber floors  
3 bedrooms each with built-ins  
Master bedroom suite with ensuite  
Smart gas kitchen with stainless steel appliances  
Two bathrooms and internal laundry  
Private courtyard garden  
Drive through garage  
Air conditioning  
Short easy walk to Ermington Public School

**LEASED**

**Contact:**

**Type:** Townhouse

**Date Available:** 25/02/2023

**Bond:** \$3000

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