

**B4004/1 Hamilton Crescent, Ryde, NSW 2112**



**Sold Apartment**

Friday, 25 August 2023

B4004/1 Hamilton Crescent, Ryde, NSW 2112

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 79 m2

Type: Apartment

**\$622,500**

Bringing a taste of New York to Ryde, this dual level loft holds a prized position in 'Shepherds Bay' development, offering an ideal blend of waterside living and proximity to the CBD. Flooded in natural light with a lofty feel, the one-bedroom apartment opens to a sunny terrace with wide district views and a big sky outlook underscoring a sense of peace and privacy. - Double-height ceilings, feature window, district views- Generous living area embraces a bright north easterly aspect- Sleek gas kitchen with stone benchtops, stainless appliances- Oversized bedroom has built-in robe - Stylish bathroom offers frameless shower and ample cabinetry- Handy European style laundry and large linen/storage cupboard- Ducted air conditioning, lift access from secure car space- Close to parks, cycleways and the Parramatta River precinct- Walk to buses/trains/ferries, handy to retail and restaurants  
Strata: approx \$785/qtr Council: approx \$320/qtr, Water: approx \$150/qtr