



23 Berripa Close, North Ryde

4 2 2

## Build Your Family's Future in One of North Ryde's Most Convenient Pockets

### AUCTION

Sat 28th Feb @ 11:00AM

### VIEW

Sat 21st Feb @ 1:45PM - 2:15PM

### AGENTS

Candy Pan

0406 680 686

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Eugene Daley

0412 362 291

edaley@ljhookergordon.com.au

### AGENCY

LJ Hooker Gordon

(02) 9496 8000

Tucked away in a quiet, family-friendly cul-de-sac, 23 Berripa Close, North Ryde presents an exceptional opportunity to build a comfortable and connected family home.

Set on a generous 601 sqm block, the property offers plenty of space for outdoor living, entertaining and future possibilities. An approved CDC (Complying Development Certificate) is already in place, allowing you to move forward with confidence and start building sooner.

The proposed home design features spacious bedrooms, including a master suite with private ensuite, two modern bathrooms, and an open-plan living and dining area filled with natural light. The seamless indoor-outdoor flow makes it ideal for family gatherings, weekend barbecues and relaxed everyday living. A double garage provides secure parking and extra storage.

Conveniently located just minutes from Macquarie Centre, local shops, cafes, restaurants, quality schools, public transport and nearby

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

parks, everything you need for modern family life is close at hand.

This peaceful cul-de-sac offers a safe and welcoming environment where families can grow and feel at home.

**Key highlights:**

- Quiet cul-de-sac in a sought-after North Ryde location
- CDC approved & build with confidence
- 601 sqm level block, frontage: 21.335m
- Close to Macquarie Centre, shops and dining
- Easy access to transport, schools and parklands
- Strong family appeal and long-term value
- Ryde East Public School catchment - Approx. 900m walk

**Outgoings:**

Water: \$366 p.q approx.

Council rate: \$561 p.q approx.

**DISCLAIMER:** All information contained herein is gathered from sources we believe to be reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it. This information is not to be used in formalising any decision nor relied upon by a third party without the expressed written permission of LJ Hooker Gordon.

**MORE DETAILS**

Property ID	T7YHJX
Property Type	House
Land Area	601 m <sup>2</sup>
Including	Toilets (2)



**Candy Pan 0406 680 686**

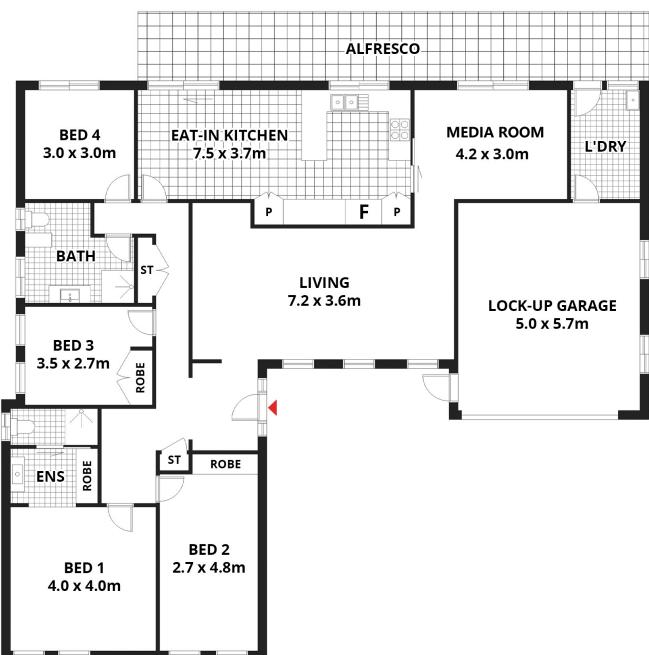
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SITE PLAN



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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