

PROPERTY INFORMATION:

23A Aitchandar Road, Ryde

In order to provide prospective purchasers with as much information as possible and to make it easier to purchase your property, we listed below a series of questions that we would love for you to take the time to complete. We understand some of the questions may not be relevant to your property, or you may not know the answer, however please provide as much detail as possible for those questions that you are able to answer.

What year was the property built?	1962. Renovated in 2016, 2020 and 2024
How long have you been at the property?	Since 2016
What is the property's construction?	Timber frame with Cementel Cladding (all old fibro has been removed)
What is the size of the property?	Internal Area: 240 sqm Land Size: 948 sqm
Has there been an extension/addition made to the property?	Yes, top floor extension, now 5 bedrooms total, lounge and bathroom
Have there been any renovations?	Every room has been renovated.
What type of flooring do you have?	Engineered Timber flooring + carpet
Is there insulation?	Entire house insulated inside and out (including walls in between rooms) + solid doors
Is there air conditioning?	2 Ducted systems, one for upstairs one for downstairs.
Is there gas to the property?	At street yes, down the driveway and to the house – no. Cooktop is Induction.
Do you have a Foxtel Connection?	NBN Coaxial Cable so yes it can be

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Do you have internet connection?	As Above
Do you have a water tank?	2 x water tanks approx. 7000L total with pump for sprinkler system and separate tap.
What can you tell us about your neighbours?	All families with kids, back neighbours older couple been there for decades. Down the hill older couple with grown up kids, front neighbours young kids. Next door up the hill couple with parents and 2 young kids. New build front is a family with grown up kids + grandkids
What do you love about the property?	Air, Light, Space, Workshop and Garage perfect for someone who loves cars or building. 75m+ of driveway heaps of space for friends and family park. Keep a boat, caravan etc. Most of all Privacy. No passing traffic watching you.
What other additional features of the home do you feel are important?	Modern tech – Air Con, Cat6+ Wiring throughout. 10's of thousands spent on Solar and battery system so its very energy efficient. Insulation means its warm in winter, cool in summer. All modern fit out in kitchen, bathrooms are at most 8 years old, many are newer.
Is it close to public transport and what is the distance?	Close to Public Bus routes, walking distance to Ryde Secondary

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General Property Overview:

- **Address:** 23a Aitchandar Rd, Ryde NSW 2112
- 5 Bedrooms, 2 Bathrooms, 5+ Car Park Spaces, Detached Workshop/Garage
- **Land Size:** 949 sqm block
- **Privacy & Seclusion:** Long private driveway, house and workshop not visible from the street, no road noise
- **Proximity:** Close to Ryde Secondary College, Macquarie University, 10 km from the CBD
- **Access:** Wide 5m access driveway, no easements, sewer out of the way

Recent Renovations & Extensions:

- **Upstairs Extension (2024):** \$450k investment with additional living space, bedrooms, and a new bathroom
- **Recent Upgrades:** Renovations including new floors, family room extension, and modern kitchen and bathroom, fully insulated, asbestos removed

Downstairs Features:

Bedrooms & Bathroom: 2 Bedrooms, 1 bathroom

- **Electrical & Solar:** New 3-phase underground connection, \$40,000 solar setup with battery, smart energy management via apps
- **Climate Control:** 6.6kw Samsung ducted air conditioning with zone control, remote-control electric blinds in family room
- **Windows & Doors:** New windows all Double glazed, Crimsafe security screens, newly installed windows and sliding doors
- **Roofing & Insulation:** New Colourbond roof, insulation batts, updated fascia, gutters, and stormwater system
- **Outdoor Features:** 140mm spotted gum decking, two backyard outdoor areas with gates for separation, insulated rear deck with pergola
- **Security & Smart Systems:** 8-channel security camera system, dog-proof lockable front gate with electronic access setup
- **Kitchen & Appliances:** Bosch induction cooktop with outdoor venting range hood, dishwasher, oven, built-in speakers in family room and kitchen

Upstairs Features:

- **Bedrooms & Bathroom:** 3 Bedrooms, 1 modern bathroom with electric blinds, Crimsafe screens, double-glazed windows
- **Family/Rumpus Room & Study:** Spacious family/rumpus room and a study nook under the stairs
- **Storage:** 2 in-roof storage areas, built-in wardrobes

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Workshop & Garage:

- **Workshop Size:** 60 sqm (3 car spaces), epoxy sealed floors
- **Ceiling & Walls:** 3m wall height, 4.2m peak height, insulated roof and lined walls
- **Car Hoist:** Bendpak 4-ton car hoist with dual remote roller doors, 5kw air conditioner

Yard & Landscaping:

- **Water Management:** 7000L water tank storage, irrigation system
- **Driveway & Parking:** 80m long driveway with turning bay, engineered 80mm permeable paving, additional parking outside front of the house
- **Garden & Privacy:** Productive Macadamia tree, native plants, native screening hedges for privacy
- **Outdoor Features:** Dual clotheslines, manicured buffalo lawns, external laundry with toilet

Other Key Features:

- **Smart Systems & Security:** Wifi-enabled security camera system, smart lighting system for the driveway
- **Climate Control & Insulation:** High-quality insulation and ducted air systems, energy-efficient windows, and solar-powered energy management
- **Private & Quiet Location:** Secluded from the street, ensuring privacy with little to no road noise

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