



**A505/12 Nancarrow Avenue Ryde NSW**

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Discover a sophisticated lifestyle in this brilliantly designed community - Shepherds Bays, offering waterfront apartments at incredible value in Sydney. Experience the convenience of amenities within the building and enjoy scenic waterfront walks along the picturesque bayside. Set on the scenic Parramatta River, Shepherds Bays apartments offer breathtaking water views, foreshore gardens, and various leisure options nearby.

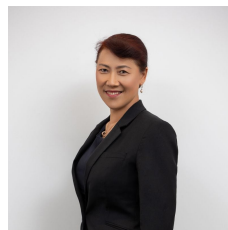
**View :** <https://www.plusagency.com.au/sale/nsw/northern-suburbs/ryde/residential/apartment/7586600>

The perfect location:

?Just 20 minutes from Sydney CBD, 15 minutes to Paramatta CBD, and a short walk to Meadowbank train station, buses, and ferry wharf.

?Enjoy easy access to Sydney Olympic Park, Rhodes Shopping Centre, Top Ryde shopping centre, and Macquarie University.

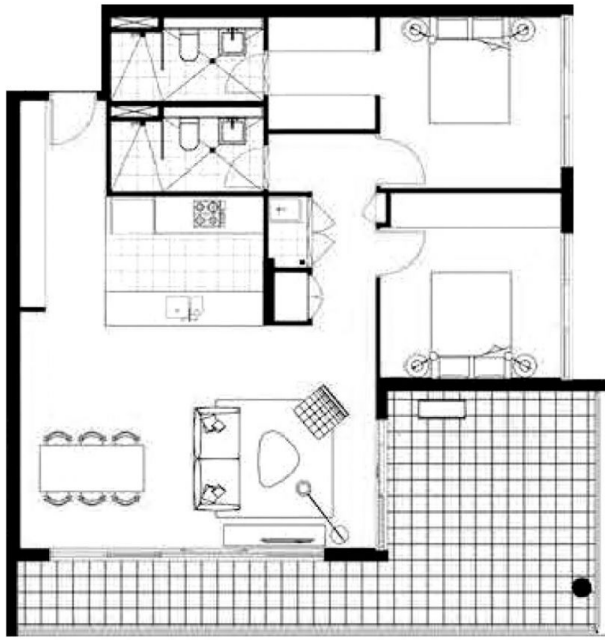
?This family-friendly home is close to premier local schools



**Julie/Ling Wei**  
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Disclaimer:  
This plan is presented in good faith and is to be used as a guide. It does not constitute an offer or contract. All area sizes indicated are approximate only. Positions of furniture, fittings and the like are not indicative of final positioning.



PEARL  
OF THE BAY

### APARTMENT

505A/12 Nancarrow Ave,  
Meadowbank NSW 2114

### AREA

Total Area: Approx  
117 m<sup>2</sup>



**HOLDMARK**

**PLUS**  
AGENCY