

636/1D Lemon Tree Avenue, Melrose Park, NSW 2114



Apartment For Sale

Wednesday, 8 January 2025

636/1D Lemon Tree Avenue, Melrose Park, NSW 2114

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Harry PARK
0419030826

\$830,000 - \$850,000

FOR SALE 636/1D Lemon Tree Avenue, Melrose Park NSW 2114 2 Bed + 2 Balconies + Media / 2 Bath / 1 Parking + Caged Storage
Open Home: Saturday from 1:30 pm to 1:45 pm & inspections by appointment (7 days)
Entrance: Access via Wharf Road and Wykoff Lane, leading to 1D Lemon Tree Avenue.
Parking: Please park at Melrose Park Display Parking, located at the corner of Victoria Road and Wharf Road.
Top-Floor Living with Unmatched Advantages! Set back from the busy road, this apartment offers a quiet and peaceful lifestyle, overlooking the beautiful complex garden without interruption. Situated on the top floor, the apartment ensures complete peace with no noise from above. Additionally, you have direct access to the rooftop terrace from your floor, creating a private courtyard experience with uninterrupted views of the City, Ryde-Parramatta Golf Course, and surrounding areas. The two balconies enhance the breathtaking atmosphere! Enjoy uninterrupted views while benefiting from alternative lift access, available from the apartment level to the basement car park.
Key Features: *Smart and easy-to-maintain combination of laminated timber flooring in bedrooms for added comfort and tiled flooring in all other areas. *Year-round comfort with fully ducted reverse-cycle air conditioning and heating throughout. *Master bedroom with ensuite, walk-through wardrobes, and direct access to the second balcony. *Spacious main balcony with two-way access, perfect for relaxation. *Expansive open-plan living and lounge area with high ceilings. *Generously sized second bedroom with built-in mirrored wardrobes and direct access to the main balcony. *High-end designer kitchen featuring gas cooking, stone benchtops, and Smeg appliances. *Additional study/media space to use creatively. *Fully tiled bathroom with high-end fixtures and finishes. *Spacious internal laundry room with dryer and additional storage. *Secure entrance, parking, and caged storage in the basement. *Blackout blinds and digital keypad door lock for convenience and security
Building facilities: On site building manager, Audio & video intercom and security fob access, CCTV monitoring in common area, EV chargers, Visitor parking spaces, GoGet rental car services, Lift access, NBN ready, BBQ area, Playgrounds, Rooftop garden.
Convenient Amenities: Free shuttle bus service to Meadowbank train station and Meadowbank Wharf Bus services to both Sydney's CBD and Parramatta, with a bus-only lane right at your doorstep. Additionally, enjoy breakfast and lunch at Café on Melrose.
For further details and inspections, please contact Harry Park on 0419 030 826.
Disclaimer: All images and photographs are indicative and may include virtual furniture for illustrative purposes only. All information contained herein is gathered from sources we believe to be reliable. We do not guarantee the information provided to us by the Vendor or Vendor's Solicitor and request purchasers to make their own enquiries.