

G15/1B LEMON TREE AVENUE, MELROSE PARK, NSW, 2114

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We will, we will rock your value.

**FOR RENT FREE letting fee for first time**

**FOR RENT FREE three months management for first tenancy**

**FOR RENT FREE advertising for first time**

\* Terms and Conditions apply, For a limited time only

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Experience, Dedication & Results

**3 FOR FREE\***

We will, we will rock your value.

**FOR SALE FROM 1% low rate**

**FOR SALE FREE internet advertising**

**FOR SALE FREE valuation**

\* Terms and Conditions apply, For a limited time only

Experience.



## FOR LEASE

### LEASED BY JEREMY ANOTHER ONE PLEASE JEREMY 0412406039

Discover your perfect sanctuary in the evolving suburb of Melrose Park, where this contemporary 1-bedroom apartment offers an ideal entry into one of Sydney's most promising neighborhoods. Positioned just 12 kilometers from Sydney's CBD, this residence presents an outstanding opportunity for both owner-occupiers and astute investors.

This well-designed apartment combines comfort and convenience, featuring a modern bathroom and the practicality of a secure garage - a valuable asset in this rapidly developing area. The thoughtful layout maximizes living space, creating an environment that's both welcoming and functional.

Melrose Park is currently experiencing an exciting transformation with a \$5 billion redevelopment project that's set to revolutionize the area. This visionary development includes:

- Creation of new public parks and community facilities
- Implementation of sustainable initiatives including electric car charging stations
- Planned electric shuttle bus services to improve connectivity
- Enhanced cycling infrastructure
- Development of new retail and lifestyle precincts

The location offers exceptional convenience with multiple transportation options:

- Regular bus services via route 524 connecting to West Ryde and Parramatta
- Easy access to Meadowbank Station
- Future connection via the proposed Parramatta Light Rail Stage 2
- Quick access to Parramatta River's northern bank

This suburb carries a rich historical significance, with streets named after famous aviators including Charles James Melrose, Sir Alan Cobham, Jean Batten, and Amy Johnson. The area's heritage adds a unique character to this evolving neighborhood, creating a perfect blend of history and modern development.

The property's strategic position provides easy access to essential amenities and attractions:

- Shopping facilities in nearby West Ryde and Parramatta
- Proximity to the Parramatta River foreshore

1 BED | 1 BATH | 1 CAR

PRICE:  
\$599 per week

OPEN FOR INSPECTION:  
N/A



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