

G15/1B LEMON TREE AVENUE MELROSE PARK



3 FOR FREE*
SPECIAL RENTAL OFFER

We will, we will rock your value.

FOR RENT FREE letting fee for first time

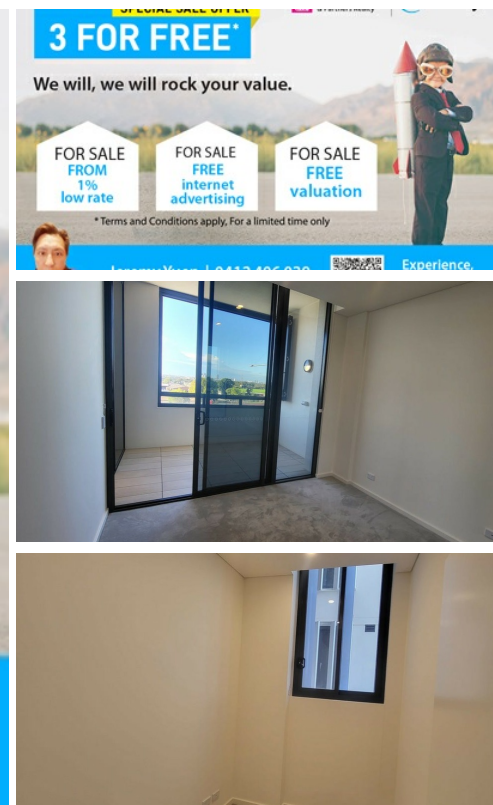
FOR RENT FREE three months management for first tenancy

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

OPEN FOR INSPECTION:

N/A



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