

104/3 Bundil Boulevard, Melrose Park, NSW 2114



Unit For Sale

Friday, 3 May 2024

104/3 Bundil Boulevard, Melrose Park, NSW 2114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

**Melrose
Park
Village**

Melrose Park Sales
1300635767

\$1,229,000

Discover this superbly crafted residence in Melrose Park, featuring world-class amenities and cutting-edge technology that redefines the modern Australian lifestyle. Boasting a perfect blend of sophistication and comfort, this three-bedroom apartment offers spacious interiors, premium finishes, and a vibrant community atmosphere. You're only moments to the best resident amenities, including a furnished community room, kid's play area, onsite cafe as well as a future supermarket. Inclusions:- Spacious open-plan apartment with elevated ceilings and windows that flood the apartment with natural light- Kitchen, dining and living areas integrate seamlessly with a large, tiled balcony and leafy district views- Air conditioning, LED downlights, block-out motorised roller blinds and high-quality carpet and tiles throughout- Premium European appliances from Ilve, including gas cooktop, oven, dishwasher, and microwave- Stone benchtops, soft close drawers, and ceramic tile splashbacks throughout- Smart apartment tech, including automated app-controlled lights, blinds, air conditioning, and keyless entry- Video intercom security system to apartment, secure building access, secure parking, and storage area- Parcel Lockers provide a reliable and secure solution for deliveries

About Melrose Park:- Brought to you by multi-award-winning residential development company Sekisui House, who have delivered over 2 million homes worldwide.- Superbly crafted residences designed for you to live in harmony with the environment.- Community-focused masterplan with future-proof technology and health-conscious design.- Approx 50,000m² (4 times the size of the SCG) of parkland, green open spaces, and playgrounds.- Part of Sydney's first iconic Smart Community with leading smart living and sustainability initiatives.- A new shopping village and future retail town centre including 2 supermarkets and 25+ specialty stores.- 10-minute drive to Parramatta CBD and a 30-minute drive to Sydney's CBD.- Free shuttle service to Meadowbank Train Station and Meadowbank Wharf exclusive to Melrose Park residents.- Proximity to a range of transport connections, including the future second stage of the Parramatta Light Rail.

Strata - \$1,600 per quarter
Council rates - \$480 per quarter
Water - \$150 per quarter