

302/2D Wharf Road, Melrose Park, NSW 2114

Studio For Sale

Wednesday, 20 March 2024



302/2D Wharf Road, Melrose Park, NSW 2114

Bathrooms: 1

Type: Studio



Yiran ZENG  
0421988201



Sam Jiangbo Zhu  
0425166662

## Just Listed!

Located just inland from Parramatta River in Melrose Park, this unique studio is an investor's dream opportunity. With a plethora of buses on the doorstep of the apartment, traveling to Ryde, Parramatta, City CBD, Auburn and Eastwood is a breeze; with night services to Parramatta and City CBD ensuring this ease of transport continues during the night. Additionally, a short walk to local cafes and restaurants enables residents to enjoy the vibrant lifestyle on offer at Melrose Park, aided by its proximity to Ryde Parramatta Golf Club, Lockyer Reserve and Cowell's lane Tennis Courts. Within its cosy, air-conditioned interior, the full complement of European kitchen appliances accentuate the sleek stone benchtops and built-in oven and fridge. The tiled flooring leads onto a fully enclosed winter garden, which can serve as a personal office or multipurpose room. Additionally, its low maintenance provides the perfect abode for busy professionals and couples. Features- In built oven, microwave and fridge- North-west facing sunroom/winter garden- Separate laundry room- Storage cage in basement level- Built in storage wardrobes- Plethora of transport options to Ryde, Eastwood, Parramatta and the CBD- High rental yield for investors

Approximate Outgoings: Council Rate: \$316 p.q. Water Rate: \$190 p.q. Strata Levies: \$463 p.q. Disclaimer: Frankada Property Group has no reason to doubt the accuracy of the property information provided. We request that at all times you inspect the property and make & rely upon your own enquiries.