

**304/1A Lemon Tree Avenue, Melrose Park, NSW  
2114**



**Apartment For Sale**

Thursday, 15 February 2024

304/1A Lemon Tree Avenue, Melrose Park, NSW 2114

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Harry PARK

## Just Listed, 1 Bed + Study + Winter Garden

FOR SALE 304/1A Lemon Tree Avenue, Melrose Park NSW 21141 Bed + Study + Winter Garden / 1 Bath / 1 Parking / 1 Storage Cage  
Open Home: Saturdays between 1:00 pm - 1:15 pm or by appointment  
Entrance is across from Café on Melrose, accessed via Wharf Road and Wykoff Lane, leading to 1a Lemon Tree Avenue. Introducing an East-facing 1-bedroom + study + winter garden apartment. Explore the contemporary and well-appointed features of Melrose Park Stage 2, The Residence. \*Enjoy bright East-facing views with peaceful overlooks of the complex garden. \*Open plan living and dining area with tiled flooring throughout, creating a modern and spacious ambiance. \*A multi-purpose winter garden where the French folding window opens completely from the left end to the right end by folding. \*Generously sized bathroom, built-in wardrobes, and a connection to the winter garden for added versatility. \*Additional study area providing extra space for various purposes. \*Designer kitchen with gas cooking, stone benchtops, and premium SMEG appliances for culinary enthusiasts. \*Fully tiled bathroom with high-end fixtures and finishes, exuding both elegance and functionality. \*It sufficiently covers the entire internal space, providing year-round comfort in the lounge with a wall-mounted split system air conditioning. \*Blackout blinds and a non-copy door lock for convenience, safety, and security. \*Internal laundry ensuring practicality and convenience. \*Secure parking and storage cage for peace of mind and ample storage options. Building facilities include: On-site building manager, audio & video intercom and security fob access, EV chargers, visitor parking spaces, GoGet rental car services, lift access, NBN ready, BBQ, playgrounds, and rooftop terraces. \*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. 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.