

**401/2A Wharf Road, Melrose Park, NSW 2114**



**Apartment For Sale**

Thursday, 30 May 2024

401/2A Wharf Road, Melrose Park, NSW 2114

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Harry PARK

## Price Guide \$800,000 - \$820,000

FOR SALE 401/2A Wharf Road, Melrose Park NSW 21142 Bed + Winter Garden / 2 Bath / 1 Parking + Caged storage  
Open home Saturday between 12.20pm-12.35pm & Inspection by appointment (7 days)  
Spacious, sun-drenched, north-facing 2-bedroom apartment! Enjoy a corner position with uninterrupted north-facing views, offering comfort and convenience in this thoughtfully designed residence. Featuring contemporary elements and a host of building amenities, this apartment provides a premier living experience in Melrose Park. Seize the opportunity to make this exceptional apartment your new home! Key features include: \*King-size master bedroom with an ensuite, mirrored sliding three-door built-in wardrobes, and direct access to the winter garden. \*Multipurpose winter garden with two-way access, perfect for relaxation or as a workspace. \*Expansive open-plan living and lounge area with high ceilings. \*Generously sized north-facing second bedroom with built-in mirrored wardrobes. \*High-end designer kitchen featuring gas cooking, stone benchtops, and Smeg appliances. \*Easy-to-maintain tiled flooring in the lounge and kitchen areas, complemented by plush carpeting in the bedrooms for added comfort. \*Year-round comfort with reverse cycle air conditioning in the lounge and main bedroom. \*Comprehensive air ducting system with air filtration for superior air quality. \*Fully tiled bathroom with high-end fixtures and finishes. \*Spacious internal laundry room with dryer and additional storage space. \*Secure entrance, parking, and caged storage in the basement. Building facilities: Audio & video intercom and security fob access, CCTV monitoring in common area, EV chargers, Visitor parking spaces, GoGet rental car services, Lift access, NBN ready, BBQ area, Playgrounds, Rooftop garden. Convenient Amenities: 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. Additionally, enjoy breakfast and lunch at Café on Melrose. 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.