

**65 Lancaster Avenue, Melrose Park, NSW, 2114**

**Sold House**

Friday, 2 June 2023



65 Lancaster Avenue, Melrose Park, NSW, 2114

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



David Johnson



Leighton Avery

**SOLD | by David Johnson, Leighton Avery, Lochlan McDermott, Luke Dalgliesh & Kristy Chew**

Set in a family-friendly blue-ribbon locale with all the hard work already done, this unique property is to be sold with both DA and CC approvals for a two-storey dual occupancy (duplex). Architecturally designed for the modern family lifestyle, with sustainability and ease of maintenance in mind.

The existing full-brick home, although modest in size, boasts family comfort with three bedrooms of accommodation. Presenting a highly lucrative investment opportunity, close to all lifestyle amenities, we suggest that you do yourself a favour and join us at an upcoming inspection before you miss once in a lifetime opportunity!

- Full-brick construction of the existing three-bedroom bungalow
- A short stroll to the boat ramp, cycleway, Meadowbank park, golf course, schools, shops & multiple transport options

Set in arguably one of the most sought-after and tightly-held pockets of the broader Ryde precinct, this property certainly showcases the immense potential for further capitalisation. The area is set to thrive in years to come with the vibrant stage 1 & stage 2 of the Melrose Park Precinct development and the proposed Parramatta light rail extension project.

Disclaimer: All information provided has been gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and any interested persons should rely upon their own enquiries. Some photos are location/lifestyle images – all measurements/distances/locations/boundaries, plans and artist's impressions are approximate and are for guide purposes only - any interested persons are to rely upon their own enquiries.