

**804/1A Lemon Tree Avenue, Melrose Park, NSW  
2114**



**Apartment For Sale**

Tuesday, 20 February 2024

804/1A Lemon Tree Avenue, Melrose Park, NSW 2114

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Broderick Wright  
0298913333



Bobby Zhu  
0298913333

## PROPERTY LAUNCH THIS SATURDAY

It's rare to find an urban residence that offers such a unique sense of space, privacy and quality. Flowing over a single light-filled level, this ultra-modern apartment has been brilliantly conceived to provide a peaceful sanctuary with a generous-sized courtyard / balcony for entertaining. The superbly designed property is fresh, bright and full of style and is quietly set within the prestige 'The Residences' building in the heart of Melrose Park Village.- Total 128 sqm oversized apartment (113 sqm internal)- Pet-friendly community with access to generous landscaped areas- Spacious entertainment courtyard that flows off the interior- A bright North/East aspect and large floor-to-ceiling windows- Open plan living space is designed to capture good natural light- Two bedrooms include a main that opens onto the courtyard- The well-designed gas kitchen includes breakfast bar seating- A secure basement car space plus lock-up storage cage on title- Designer bathrooms, video intercom and lift from the carpark- Strata\$1,064.55 per quarter The property is high in style, low in upkeep and ideally positioned with bus stops, local shops, restaurants, and free shuttle community buses to Meadowbank station and the ferry wharf all within short walking distance. It represents a smart and easy-to-manage haven ideal for downsizers, executives or those looking for a ready-made easy care Sydney bolthole."Ray White Parramatta Group - Parramatta | Oatlands | Northmead | Greystanes, its directors, employees, and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended, or implied. Any interested parties should rely on their own inquiries."