

# 211/2E Wharf Road, Melrose Park, NSW 2114



## Apartment For Sale

Thursday, 11 July 2024

211/2E Wharf Road, Melrose Park, NSW 2114

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Just Listed

This spacious two-bedroom apartment with Winter Gardens is located in Sydney's first iconic smart living community, Melrose Park North, offering specialty retail, dining, onsite shuttle services and abundant green outdoor space. 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 area, Playgrounds, Rooftop garden. Key Features:- Fully Covered Winter Garden- Two spacious bedrooms with wardrobe- Open plan living and dining area with tile flooring- SMEG appliances including dishwasher, microwave, gas cooktop & range hood- Plenty of extra storage in kitchen area- Fully tiled bathrooms with high-end fixtures and finishes- Split system reverse cycle air conditioning- One car parking space with a storage cage 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- Stage 2 of the Light Rail to the Parramatta CBD, Ermington, Wentworth Point and Sydney Olympic Park Metro West Interchange.- Speed along on the future metro line, expected to reach Central in 15mins and Parramatta in just 5 mins Out Goings:- Strata: \$860/q approx.- Council: \$316/q approx.- Water: \$300/q approx. We invite you to visit this beautiful apartment to fully value the opportunities that it has to offer. \*Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee this information's accuracy nor accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.