

**312/1b Lemon Tree Avenue, Melrose Park, NSW,  
2114**



**Sold Apartment**

Friday, 16 August 2024

312/1b Lemon Tree Avenue, Melrose Park, NSW, 2114

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sophia Zhou  
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## Extra Study Space | North Facing | Low Strata

Located in "Melrose Park Village", which is one of the best built complex and Sydney's first smart living community, be prepared to be totally impressed by the technology of smart living, contemporary design, quality finishes and the convenience delivered by specialty retail shops, dining district, an onsite shuttle service

Ryde Parramatta Gold Club is only 400 meters away; water side Melrose Park Playground is also within walking distance (1 km); 1.5 km to West Ryde train station and West Ryde shopping centres. This east-facing one-bedroom apartment features with generous open plan living/dining space, multifunction area with study nook and enclosed winter garden, in brand new condition and never occupied.

We know you will love:

- Ultra modern kitchen with stone bench and marble look splash back
- European stainless-steel appliances with four burner gas cook top and built-in microwave
- NBN connection
- Separate multifunction area with study nook
- Large balcony offers a North aspect and overlooks the garden view
- Common yard with abundance of green outdoor spaces
- Sensor street lighting and WIFI hotspots

Total : 75m2 on title

Living Size: 60m2 approx.

Strata Levy: \$624 per quarter approx.