



**SOLD**

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**Award Group**  
Real Estate



**16 Lancaster Avenue MELROSE PARK NSW**

4 2 3

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Located only 2 streets away from the water's edge this character family home in a popular riverside location offers the convenience of walking distance to Melrose Park Primary School, transport, parks, cycleway and Ryde Parramatta Golf Course. With an abundance of modern luxuries mixed with some true character, this spacious full brick residence is an ideal set up for the growing family. Features include:

- \* 4 bedrooms or 3 + study with the second and main having access to their very own timber veranda
- \* 2 modern bathrooms with a hint of charm and character
- \* Generous updated kitchen with stainless steel appliances, gas cook top and ample cupboard storage
- \* Separate formal dining
- \* Open plan air conditioned living leading out through double doors to a private undercover alfresco area

**Price** : \$ 850,000  
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/melrose-park/residential/house/5229918>



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