



### 8a James Street Melrose Park NSW

4 2 1

Bordering both Meadowbank and West Ryde, in a convenient riverside locale, sits this fine example of an easy to maintain 4-bedroom duplex. Nestled peacefully in a popular cul-de-sac, mere moments walk from all lifestyle amenities, including bus, train and rivercat transport, this residence blends functionality with contemporary updates throughout.

**Price** : \$ 1,563,000  
**Land Size** : 310 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/melrose-park/residential/semi-detached/6230542>

#### Property highlights |

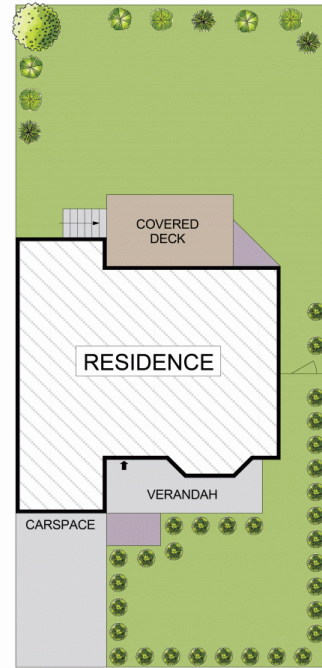
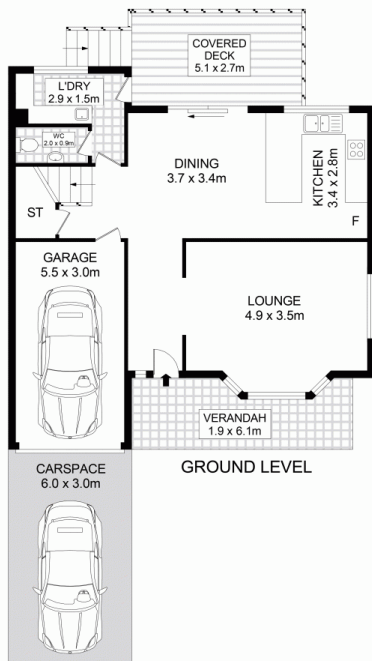
- Air-conditioning
- Tastefully renovated bathrooms and laundry
- Floating floorboard underfoot
- Fresh neutral tones throughout
- Modern kitchen with stainless steel appliances
- Remote entry lock up garage | internal access from the residence



**David Johnson**  
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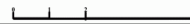


**Leighton Avery**  
(02) 9808 1199



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**Disclaimer**  
 Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan



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