



**FINAL CALL |**  
Auction this Saturday  
25th May  
From 9 a.m.  
(on-site)



**72 Lancaster Avenue Melrose Park NSW**

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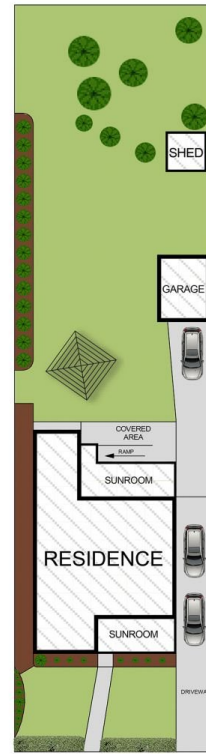
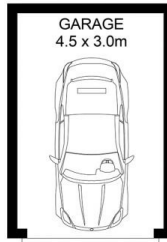
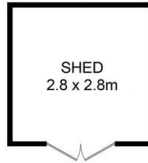
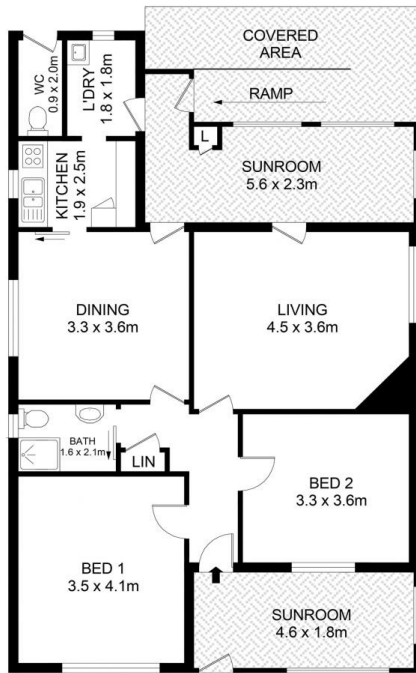
Introducing a rare gem to the market after 67 years, this meticulously positioned property enjoys prime placement near the riverbank in one of Ryde's most coveted neighbourhoods. Nestled on a generous parcel of land perfect for families, 72 Lancaster Ave exudes character, allure, and abundant potential. While the current dwelling is modest, it has been cherished over the years, presenting an enticing opportunity for astute renovators to enhance its value. Alternatively, for those seeking expansion or additional accommodation, there's room to extend, construct a granny flat, or explore the possibilities of building your dream home in this enviable location (stca).

Conveniently situated within a leisurely stroll of various transportation hubs, such as Sydney ferry, bus services and the upcoming light rail routes, scenic parks, a golf course, boat ramp, cycleway, and the exciting Melrose

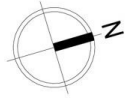
**Price** : FINAL CALL | Auction this Sat  
**Land Size** : 575.4 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/melrose-park/residential/home/7993243>



**David Johnson**  
**(02) 9808 1199**



SITE PLAN  
(NOT TO SCALE)



## 72 Lancaster Avenue, Melrose Park



**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



**AwardGroup**  
REAL ESTATE