

## 23A Wharf Road MELROSE PARK NSW

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Located in the sort after suburb of Melrose Park and positioned at the rear of a battleaxe block, this delightful 2 bedroom home has a real colonial feel.

The open plan lounge & dining room opens onto a private front deck, this is ideal for entertaining and alfresco dining.

The lounge area also has a reverse cycle air conditioner.

'Crisp white' updated streamline kitchen with gas cooking and informal eating area.

The main bedroom has a built-in robe, ceiling fan and air conditioner. The second bedroom has a leafy outlook.

Modern bathroom in smart black & white colour scheme. Internal laundry with clothes dryer, linen/utility cupboard. Other features include floating timber floor.

Contained and easy to maintain yard with garden shed. 2 car spaces and plenty of 'on street' parking. Easy access to all arterial roads to the City, Silverwater and Parramatta.

Close to Melrose Park Primary school, Ryde Parramatta Golf Course & bus. AVAILABLE NOW

**View** : <https://www.awardgroup.com.au/lease/nsw/north-ern-suburbs/melrose-park/residential/house/5228988>