



8A James Street MELROSE PARK NSW

4 2 1

In a prestigious locale only metres from Meadowbank Park and the river's edge, this Torrens title duplex is designed to offer a relaxed and easy-care lifestyle.

Set in a quiet cul-de-sac basking in a sunny northern aspect, this is a truly unique opportunity for a broad market of buyers and deserves to be on your short list! Torrens Title - NO STRATA

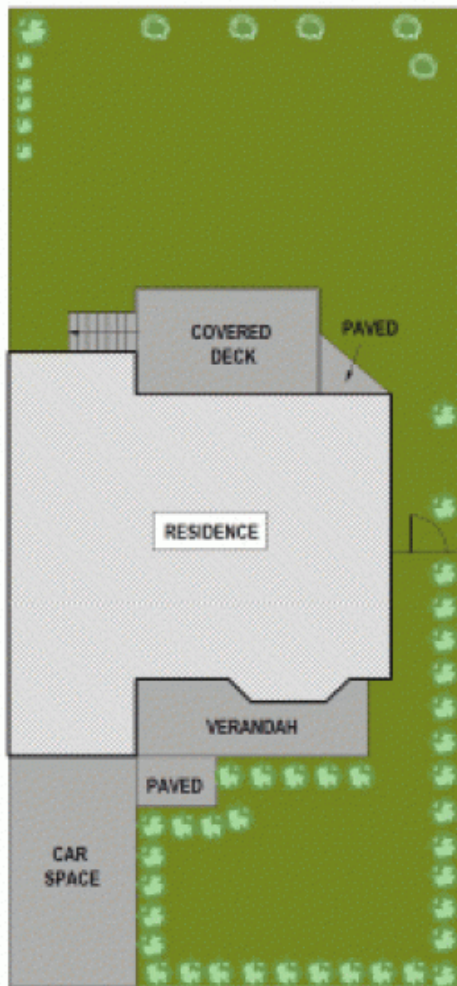
Ground Floor:

- * Sun drenched formal lounge with bay window
- * Spacious open plan kitchen and dining
- * Modern kitchen with quality appointments including dishwasher and breakfast bar
- * Elevated and undercover entertainers deck with a peaceful leafy outlook (with paved storage below)

Land Size : 310 sqm
View : <https://www.awardgroup.com.au/sale/nsw/northern-suburbs/melrose-park/residential/semi-detached/5230115>



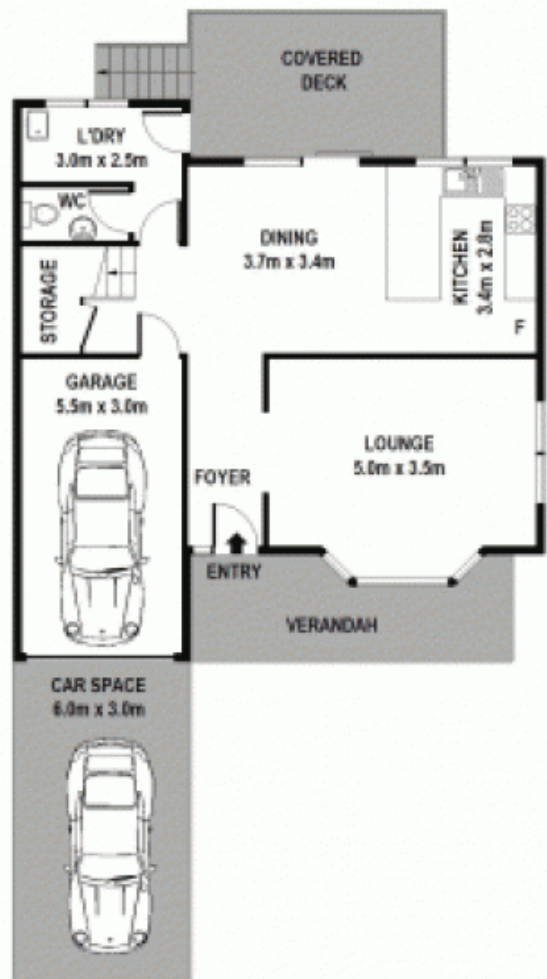
David Johnson
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SITE PLAN



FIRST FLOOR



GROUND FLOOR

DISCLAIMER
 DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE.
 THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED.

8a James Street, Melrose Park

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 Real Estate