



123 Melba Drive East Ryde, NSW 4 2 2

DA-approved Duplex 1505 sqm Site with Peaceful Water Views

Price: \$3,880,000

Set on an expansive 1,505 sqm & 18.4m frontage parcel of land and surrounded by lush bushland, this outstanding parcel of land offers a stunning outlook that allows you to relax and recharge on a daily.

Positioned at the edge of Lane Cove National Park and with nature trails and reserves at the door, this is a quiet sanctuary for family life. With a generous outdoor entertaining zone that overlooks a pool, plus breakout zones that include a study and self-contained accommodation on the ground floor, this is a versatile floorplan that will suit families of all ages and stages

- The best block to build on if you want stunning views and a cool breeze
- Light-filled free-flowing living continuing to outdoor entertaining
- Large entertainer's deck with verdant tree-filled outlook
- Lush expansive rear lawn
- Study, 4th bedroom with built-in storage, peaceful river views



James Sarzano
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SITE PLAN (NOT TO SCALE)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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