



123 Melba Drive East Ryde, NSW

4 

2 

2 

## DA-approved Duplex 1505 sqm Site with Peaceful Water Views

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

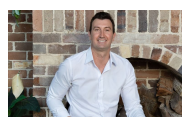
Price:

\$3,880,000



**James Sarzano**

0410 155 496



**Jason Segon**

0435 606 398





SITE PLAN (NOT TO SCALE)



TOP FLOOR



GROUND FLOOR

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.

123 Melba Drive, East Ryde