

**1/726 Victoria Road, Ermington, NSW 2115**



**Sold Villa**

Friday, 27 October 2023

1/726 Victoria Road, Ermington, NSW 2115

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 140 m2**

**Type: Villa**



Stephen Mina  
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Emma Watson  
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**\$915,000**

Nestled in a boutique complex of 8, this beautifully updated three bedroom brick villa provides space & comfort for the growing family. This home is the perfect opportunity for an entry level home within the vastly growing Ermington suburb. It's conveniently located within a short bus trip to West Ryde shopping village & station and is also located within the sought after Ermington Public School catchment.- Open plan layout includes a spacious living and dining area- Move in ready with three spacious bedrooms with built-in wardrobes- Floating floors throughout, oversized windows allowing an abundance of natural light- Oversized main bathroom featuring separate bath & shower- Laundry room with potential for secondary toilet- Drive through single lock-up garage with secondary car space- Private undercover courtyard- Suited to first homebuyers, downsizers and investors alike- Just a short walk to the future light rail & Melrose Park development- Moments to Top Ride City, Parramatta CBD and quality schools