

# 13/718 Victoria Rd, Ermington, NSW 2115

## Sold Townhouse

Thursday, 15 February 2024



13/718 Victoria Rd, Ermington, NSW 2115

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 239 m2

Type: Townhouse



Vera Wong

0411122288



Tirta Ho

0408976816

**\$1,130,000**

Elevated within a meticulously maintained complex, this sophisticated residence embodies contemporary luxury at its finest. Boasting expansive interiors and bathed in natural light from its sunny north aspect, this oversized full brick terrace harmoniously integrates intelligent design with sophisticated aesthetics. The residence stands out with its generous outdoor terraces and well-lit interior spaces, offering an ideal setting for flexible living arrangements. Exemplifying meticulous attention to detail and championing a lifestyle of effortless upkeep without sacrificing elegance. Conveniently located with its entrance on Fitzgerald St, this townhouse offers direct access to Kissing Point Rd and Victoria Rd, providing unparalleled convenience. Enjoy a leisurely 90m stroll to city buses, while schools, shops and transportation are just a brisk walk away, including the proximity to West Ryde Station and Ryde Parramatta Golf Club. Perfectly suited for families, this residence is surrounded by esteemed educational institutions such as James Ruse Agricultural School, Marsden High School and Ermington Public, providing a diverse selection schooling options. Key Features:- 3 double bedrooms, each complemented with built-ins and private balconies- Master bedroom includes an ensuite, dressing room, private balcony and separate study/home office- Expansive living area flowing seamlessly onto a sunny outdoor terrace- Stylish stone kitchen appointed with gas cooking and lots of storage- Spacious paved patio, ideal for entertaining guests or alfresco dining- 2 modern bathrooms inclusive of a spa bath and a guest powder room- Internal laundry facilities This townhouse seamlessly combines modern elegance with practical design, creating an enviable living experience for the discerning homeowner or astute investors alike. Total Area: 239m<sup>2</sup> Council rate: \$316pq; Strata levy: \$1,221pq; Water bill: \$278pq Proudly marketed by KILLARA REAL ESTATE 02 9858 3338 Vera Wong 0411 122 288 Tirta Ho 0408 976 816