

**13B Lindsay Avenue, Ermington, NSW 2115**



**Duplex/Semi-detached For Rent**

Friday, 26 January 2024

13B Lindsay Avenue, Ermington, NSW 2115

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



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## **\$850 per week**

This stunning property is in an exceptional location within Rydalmere East Public School Catchment and Marsden High School catchment. Only a short stroll to the water's edge and River Park the three bedroom home boasts a generous open plan family living and kitchen that flows to an entertainer's delight patio. Key features include;-Three good sized bedrooms with ducted air conditioning, fans and quality wooden blinds. Walk-in robe to master bedroom, built-in robe to 3rd bedroom and shelving to 2nd bedroom -Spa bath to main bathroom-Modern Kitchen, stone benchtops, abundance of storage, breakfast bar, and dishwasher and high quality appliances-Driveway parking with additional off street parking-An easy stroll to local Cafés, schools, parks & public transport (including the proposed stage 2 of the Parramatta Light Rail)-Reverse cycle ducted air-conditioning-Internal laundry with third toiletNB. Garage is converted to additional living space/teenage retreat/ potential 4th bedroom, with ducted air-conditioning. Please note that due to floorboards being installed this space shall not be used as a car parking space.