

**25 Murdoch Street, Ermington, NSW 2115**



**Sold House**

Thursday, 17 August 2023

25 Murdoch Street, Ermington, NSW 2115

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 581 m2**

**Type: House**



David Johnson  
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**\$1,647,000**

Ideally positioned for ease of access to the Parramatta and Sydney CBDs, this original and modest home could be yours to invest in your family's future. Whether you choose to occupy or lease it out as is, gut and renovate, extend, or knockdown & rebuild, 25 Murdoch Street offers the perfect opportunity for a growing family or the savvy investor to take advantage of all that this property has to offer. Property Highlights | - Two bedrooms with built-in wardrobes - Separate study - Family bathroom with shower & bath - Open-plan gas kitchen - Family-friendly location - Conveniently positioned for lifestyle amenities - Plenty of off-street parking - Lock-up garage Location Highlights | - A short 500m walk to George Kendall Riverside Park which is earmarked for a \$10,000,000 upgrade- 250m walk to popular local café - 400m walk to bus stop connecting to Parramatta CBD & Sydney CBD- 700m walk to Betty Cuthbert Shopping - 5km to Parramatta CBD- 2.8km to West Ryde train station and West Ryde marketplace,- 350m walk to Rydalmere East public school, and 1.8 km to Ermington Public School with opportunity class - Easy access to main arterial roads connecting you to Parramatta CBD and Sydney CBD Disclaimer | All information provided has been gathered from sources we deem reliable; however, we cannot guarantee its accuracy and any interested persons should rely upon their own enquiries. This property may contain asbestos-contaminated materials. Some photos are location/lifestyle images all images/distances/locations/boundaries are approximate and are used for guide purposes only.