

**29 Delaware Road, Ermington, NSW 2115**

**Sold House**

Tuesday, 30 January 2024

29 Delaware Road, Ermington, NSW 2115

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 466 m2**

**Type: House**



Ahmad Malas



Paul Tassone  
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**\$2,450,000**

This 3 year old duplex, architecturally designed home provides French Provincial living with a Hamptons Style feel. Upon entering this stunning new home, one experiences timeless elegance and grandeur in one of Ermington's premier streets with easy access to transport, shops, and schools. The home features everything you could possibly desire in a home, with five generous sized bedrooms, multiple indoor entertaining spaces, and a manicured backyard with a covered entertaining area. This home is sure to create the ultimate family haven. Showcasing bespoke designer opulence, lavish proportions and the finest finishes currently available. This exquisite residence features: - Formal lounge, spacious living/family room which flows to an undercover entertainer's area and an upstairs family room. - Luxury master bedrooms with ensuite, walk in robe & wrap around balcony. - Top-of the line provincial stone and gas kitchen with vast island bench, smeg appliances, full Butler's kitchen & built-in stone bench top dining table - Generous 5 bedrooms all with built ins & carpet - Intuitively designed to emphasize natural light throughout. - High ceilings, curved walls, and ducted air conditioning - 3 full bathrooms with internal laundry - Grassed yard for the kids - Engineered timber floorboards throughout with carpet in bedrooms - Natural gas cooking, heating, and hot water - A glorious alfresco zone that's complemented by a BBQ, sink and bar fridge, certain to be appreciated when entertaining. - Direct entry from lock up garage into the house. - Video intercom upstairs & downstairs - Security system Superbly positioned in a premier wide street, just moments from parks, amenities, Ermington Public School, walking tracks & public transport. An exquisite family home that will take your breath away. Location:- 62m to Cowells Lane Reserve- 1.6km to Ermington Shops- 5.1km to Top Ryde Shopping Centre- 6.3km to Parramatta CBD School Catchments:- Ermington West Public School- Marsden High School Centrally located close to transport, shops, local schools and parklands. This home is a remarkable find and really does tick all the boxes. For more information please do not hesitate to contact Ahmad Malas 0420 880 510 or Paul Tassone 0422 703 092