

# 35A Fitzgerald Road, Ermington, NSW 2115

## Duplex/Semi-detached For Sale

Wednesday, 15 May 2024

35A Fitzgerald Road, Ermington, NSW 2115

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 463 m<sup>2</sup>**

**Type:**

**Duplex/Semi-detached**



Ahmad Malas



Paul Tassone  
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## Auction

Proudly presenting the pinnacle of luxurious living, this opulent home is one that is sure to take your breath away! Finished to the absolute highest standard of quality and boasting modern aesthetics in every detail, this home is truly like no other. Drenched in natural light from the floor to ceiling and complete with neutral colour tonings across the home and low maintenance floorboards flooring, this home is ready to move straight into and enjoy for many years to come. Engineered with concrete slabs, double brick and upper floor timber cladding profile externally, the architectural design features Monument cladding front facade to complement the graceful aesthetic of the home. The primary entertaining level achieves rare visual impact with the Japanese garden in the atrium from floor to ceiling creating natural light throughout the home. Complete with a desirable location with city views that positions you within close proximity to Shops, cafes, quality local schools (Ermington Public School), parks, City buses and easy access to main arterial roads and much more! Additional features of the home include:- Double brick construction downstairs with concrete slab on ground floor and first floor (Upper floor has a Timber cladding profile externally)- Stunning state of the art kitchen with island benchtop, Meir tapware, breakfast bar, Omega stainless steel appliances with gas cooking also featuring a walk-in pantry set behind- Sun-drenched, open plan living and dining area which flows out to the alfresco entertaining area- Grand master suite with city views from balcony, huge walk-in robe and luxurious ensuite with dual vanity and dual shower- Internal Courtyard Atrium with Full Drainage system to capture Rainfall and exit towards the street- Inground Mineral Pool- Foyer entrance leading to the floating staircase- 5th bedroom downstairs with built-in robes- Guest bathroom on ground level with shower- Upstairs study room with kitchenette area, Daikin ducted air conditioning throughout- Four additional bedrooms upstairs all with built-in robes and ensuite to the 2nd bedroom- Stylish family bathroom upstairs with Terrazzo Tiles, shower and freestanding bathtub - Full concrete panel wall- Security alarm system, cctv & intercom system- Bio wood cladding front door & garage door- Full Commercial Windows with Wide Profiles- Single lock up electric garage