

44 Vignes Street, Ermington, NSW, 2115

Sold House

Friday, 2 June 2023



44 Vignes Street, Ermington, NSW, 2115

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



David Johnson



Leighton Avery

SOLD | under the hammer by David Johnson, Leighton Avery & Lochlan McDermott

Conveniently set in a peaceful enclave within close proximity to all lifestyle amenities sits this generous family home. Sprawled across a broad parcel of land, this rare offering makes way for your heart's desire.

Living at this address will soon provide a lifestyle opportunity, even more so than what's currently on offer. The area is earmarked for future growth and further gentrification with the Melrose Park urban redevelopment project underway. This will include new housing, commercial office and retail uses, along with a range of new and enhanced community facilities, public parks and other wider community benefits.

Property Highlights |

- Brick veneer construction
- Ultra-convenient locale
- Warm family living
- Three bedrooms of accommodation
- Kitchen with breakfast bar and outlook over the rear yard
- Family bathroom with shower over bath
- Internal laundry
- Lock-up garage
- A grassy yard for the kids and/or pets to enjoy
- Plenty of room to further capitalise
- Swift access to multiple, City & Parramatta transport options and main arterial roads

Location Highlights |

- 800m to Ermington Shops
- 300m to Ermington West Public School
- 1.1km to Rydalmere East Public School
- 50m to Spurway Street Bus Stop connecting you to West Ryde train station and the Parramatta CBD
- 250m to Thomas Wemyss Park
- 900m to Cowells Lane Reserve

Disclaimer: All information provided has been gathered from sources we deem to be 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 measurements/distances/locations/boundaries are approximate.