

**63 Ulm Street, Ermington, NSW 2115**

**Duplex/Semi-detached For Sale**

Wednesday, 12 June 2024

63 Ulm Street, Ermington, NSW 2115

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Ahmad Malas  
0420880510



Paul Tassone  
0422703092

## FOR SALE | Offers Invited

This near new home is impeccably appointed and meticulously crafted with high quality finishes, this modern architecturally designed duplex is luxury living at its finest in a sought after location. It offers a spacious floorplan, generous accommodation and impressive outdoor space for alfresco dining and entertaining. This amazing home also features:- Spacious combined lounge/living and dining room, with a seamless flow to a large outdoor entertaining alfresco area via large glass sliding doors perfect for all year round entertaining.- Designer gas kitchen with custom stone bench tops, high quality stainless steel appliances, 900mm ducted range hood, & stove top, dishwasher & oven.- 4 generous sized bedrooms - 3 with built-ins. Master bedroom includes a walk in robe, ensuite and your very own balcony.- 2 stylish bathrooms with floor to ceiling tiles and a powder room downstairs- Upstairs family entertaining area with balcony- Intuitively designed to emphasise natural light throughout- North facing backyard with landscaped gardens which is perfect for the kids- Natural Gas cooking, hot water, ducted air-conditioning and internal laundry- Lock up garage with internal access and extra car accommodation in the driveway- CCTV Security cameras, alarm system Location:- 500m to Upjohn Park- 1.5m to Ermington Shops- 6km to Top Ryde Shopping Centre- 6.4km to Parramatta CBD Schools Nearby :- 500m to Ermington West Public School- 2.6km to Cumberland 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.