

**737/64 River Road, Ermington, NSW 2115**



**Apartment For Sale**

Friday, 14 June 2024

737/64 River Road, Ermington, NSW 2115

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Contact Agent

Offering a stylish living space in the well-designed Royal Shores development, this two-bedroom plus study apartment delivers a smart and modern home or investment opportunity in a premium master-planned community. Combining clever design with an extra Wintergarden/second living and dining area, it makes a fresh and light-filled home that is exceptionally private, incredibly convenient, and designed for easy low-maintenance living with vibrant cafes, local shops, and foreshore walks along the Parramatta riverfront just footsteps from the front door. The apartment features a spacious open-plan lounge with air conditioning, providing a comfortable living environment. Two bedrooms including a master bedroom with an ensuite and a built-in wardrobe, ensuring privacy and convenience. The large kitchen provides ample bench and cupboard space, with quality gas appliances, stone benches, and integrated Smeg appliances. A generous winter garden balcony for outdoor relaxation, enclosed by glass bi-fold doors offering excellent airflow and extending the living space. A spacious study area perfect for working from home. A secure basement car space with a storage cage. Additional Features: High ceilings and district outlooks. Timber floors, LED downlights, video intercom, and lift access. Pet-friendly complex with a common barbecue area Council: \$191 per quarter Water: \$171 per quarter Strata: \$1081 per quarter This apartment in the Royal Shores development is perfect for those seeking a modern, low-maintenance lifestyle in a vibrant and convenient location.