

**403/72 River Road, Ermington, NSW 2115**



**Apartment For Sale**

Wednesday, 26 June 2024

403/72 River Road, Ermington, NSW 2115

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Crystal Song

## FOR SALE | BLACKBOX

Luxurious Two-Bedroom Apartment Overlooking Parramatta River Discover unparalleled luxury in this meticulously crafted two-bedroom apartment situated along the tranquil banks of the Parramatta River in Ermington. Upon entry, be captivated by the expansive open-plan living area seamlessly connected to a versatile winter garden, perfect for year-round relaxation. The kitchen boasts state-of-the-art appliances, stone benchtops, and ample cabinetry, ideal for culinary enthusiasts. Both spacious bedrooms feature built-in wardrobes, complemented by a sleek modern bathroom. For added convenience, the property offers two secure garage spaces with an additional storage cage. Conveniently located just moments from local shops, cafes, and transport options, this residence ensures effortless access to the CBD and surrounding suburbs.

**Key Features:-** Two spacious bedrooms with built-in wardrobes- Floating floorboards in living areas, carpeted bedrooms- Enclosed winter garden expands living space- Internal European-style laundry with dryer- Reverse cycle split system air conditioning- Double car space plus storage cage- Secure block with swipe and intercom access- Approx. 110sqm in total size

**Approx Outgoings:** Council: \$183.10 p/q | Strata: \$1,016.20 p/q | Water: \$171.41 p/q

This is a rare opportunity to secure a sophisticated riverside lifestyle with every modern convenience at your doorstep.

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