

**83A Spurway Street, Ermington, NSW 2115**

**Duplex/Semi-detached For Sale**

Wednesday, 10 July 2024

83A Spurway Street, Ermington, NSW 2115

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Duplex/Semi-detached**



Ahmad Malas  
0420880510



Wasseem Dandan  
0420323975

## **FOR SALE | Offers invited!**

This near new, architecturally designed home provides luxury & comfortable living with a contemporary style feel. The home features everything you could possibly desire in a home, with four generous sized bedrooms, multiple indoor entertaining spaces and a manicured backyard with a covered entertaining area. This Exquisite Residence Features:-

- Convenient Laundry Chute: Effortlessly streamline your daily chores.
- Yamaha Pro Surround Sound: Immerse yourself in breathtaking audio both indoors and outdoors.
- Motorised Luxaflex Window Furnishings: Perfectly control natural light and privacy with ease.
- Operable Maxim Louvres: Enhance ventilation and ambiance throughout the home.
- Double Oven: Ideal for culinary enthusiasts and hosting gatherings.
- Continuous Hot Water System: Enjoy endless comfort and convenience.
- Hikvision Security Cameras & House Alarm: Ensure peace of mind with top-tier security.
- Automated & Gas Heated Pool with Rolling Deck/Cover: Create an inviting atmosphere for entertainment and relaxation.
- Ducted Vacuum System & Air Conditioning: Effortlessly maintain cleanliness and comfort year-round.
- Gas 1200mm Rinnai Fireplace: Cosy up in style during cooler evenings.
- Chevron Laid Flooring: Elegant and timeless flooring throughout the second level.
- Custom Poured Concrete Benchtops: Enhance functionality and aesthetics in the kitchen, butler's pantry, laundry, and bathrooms.
- 18kW Solar System: Embrace sustainable living while reducing energy costs.

Location:- 100m to Eccles Park- 400m to Ermington Shops & Cafes- 5.5km to Top Ryde Shopping Centre- 5.9km to Parramatta CBD School Catchments:- Ermington West Public School- Marsden 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 Wassem Dandan 0420 323 975.