

825/68 RIVER ROAD **ERMINGTON**



# FOR SALE

## STUNNING RIVERSIDE PENTHOUSE LIVING IN SPACIOUS ERMINGTON APARTMENT

Discover a spacious sanctuary in the heart of Ermington with stunning waterside views and recreational opportunities  
Located just 15 kilometres from Sydney's CBD with bus train and ferry offering the perfect blend of convenience  
Your new neighbourhood boasts an impressive array of amenities and attractions including the convenient Ermington Shopping Centres well as George Kendall Riverside Park and Eccles Park

Step into this well-designed two-bedroom apartment where comfort meets convenience  
Large open balcony with panoramic view to greet you in the morning  
Modern open space living with separated lounge and dining  
State of the art kitchen with stone benchtop and concealed fridge area  
The master bedroom boasts its own ensuite  
Both bedrooms feature built-in wardrobes providing ample storage space  
The second bathroom ensures comfortable living arrangements  
Climate control is a breeze with the apartment  
Hard flooring is another breeze to maintenance  
Your vehicles will find a secure home with three dedicated car spaces  
Concealed laundry on title  
Security building with intercom and security access

Council \$200.70 per quarter  
Water \$169.03 per quarter  
Strata \$1114.20 per quarter  
Area 155 sq. m  
rent potential \$800 to \$850 per week

Ideal choice for those seeking a premium lifestyle in a flourishing community

Jeremy 0412406039

**2 BED | 2 BATH | 2 CAR**

**PRICE:**  
Auction

### OPEN FOR INSPECTION:

Jun 14 at 10:00am - 10:30am  
Jun 21 at 10:00am - 10:30am  
Jun 28 at 10:00am - 10:30am  
Jul 5 at 10:00am - 10:30am  
Jul 12 at 10:00am - 10:30am



**Jeremy Yuen**  
**0412406039**  
jeremy@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.