

11A Monroe Street Ermington, NSW

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### Luxurious, low-care living with stylish comfort

Radiating modern elegance and contemporary design, this superb townhome is ready to move in and enjoy, promising a carefree lifestyle in a blissful pocket. Its refined interiors offer exceptional versatility, featuring three distinct living areas and a ground-floor bedroom ideal for in-law or guest accommodation. It's zoned for Ermington Public, Riverside Girls, and Marsden High.

- Open-plan living/dining domain, complemented by an inviting front lounge
- Flexible upstairs rumpus/teen retreat, perfect for intergenerational comfort
- Sleek modern kitchen with a breakfast bar, ample storage, and tiled splashback
- Indulgent master suite with a WIR, private balcony, and fully tiled ensuite
- Four more well-proportioned beds with built-in wardrobes, three with carpet
- Luxurious bathroom with a freestanding bathtub and oversized corner shower
- Expansive all-weather patio with a ceiling fan, for year-round entertaining
- Beautifully landscaped low-maintenance garden with lush lawn, privacy hedges

**Inspect:**

Saturday, 19th October 2024 11:00 - 11:30

**Auction:**

26/10/2024 03:30 pm

**Price:**

Auction



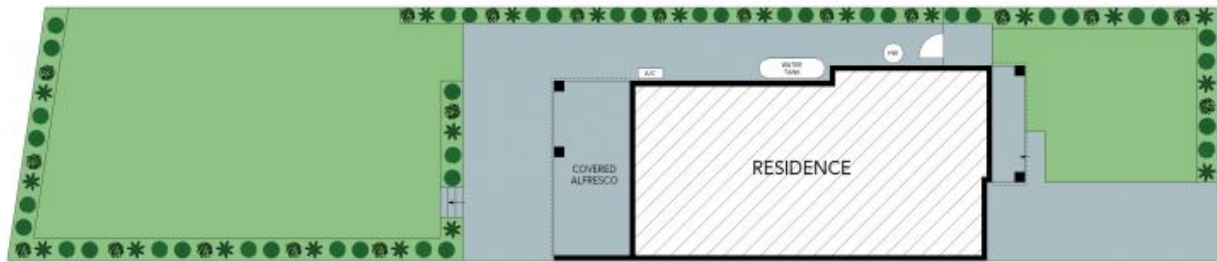
**Danny Jing**

0430 025 586



**Kevin Dearlove**

0403 338 302



SITE PLAN



GROUND FLOOR



FIRST FLOOR



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.