



**45 Murdoch Street ERMINGTON NSW**

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Practical entry foyer/sunroom is light filled and has 'ornate openings' to the lounge room.

The separate lounge room is light and bright and includes reverse cycle air conditioning; the dining room is combined with a modern kitchen that has been designed with generous cupboard and bench space. Good sized fridge and microwave cavity, electric cooking and dishwasher.

Large main bedroom with mirrored built-in robe, large second bedroom with mirrored built-in robe and single third bedroom ideally used as a nursery or study.

Updated bathroom with shower over bath. Internal 'New York' style laundry.

There is rear undercover patio that is perfect for year round entertaining and overlooks the fully fenced backyard.

Features and Inclusions: Light and bright. Good paintwork, floorboards and venetian blinds throughout. Flyscreens on windows and doors. Reverse Cycle Air Conditioner.

**View** : <https://www.awardgroup.com.au/lease/nsw/parra-matta/ermington/residential/house/5229221>