



**649 Victoria Road ERMINGTON NSW**

2 1 1

Offered for the first time in almost 30 years, this neat and tidy family home will excite owner occupiers, investors and builders alike with its sweeping city skyline and district views.

**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5230084>

Other features include;

- \* 2 generous bedrooms with ceiling fans and built in robes
- \* Separate lounge and dining with ceiling fans
- \* Functional kitchen with ample cupboard space
- \* Additional study or TV room
- \* Flexible floor plan to create extra bedroom if needed
- \* Undercover entertaining area
- \* Under house storage/workshop area
- \* Lock up garage with remote entry
- \* Huge back yard for the kids or a granny-flat (STCA)
- \* Walking distance to local schools
- \* Parramatta and City CBD transport at your doorstep



**Leighton Avery**  
**(02) 9808 1199**