



**559 Victoria Road ERMINGTON NSW**

3 1 2

Entry via Ermington Lane off Maling Avenue.

This renovated family home is located on the desirable riverside of Ermington with all the convenience of local shopping, express bus transport and the local primary school all being located within a short 200 meter stroll of the property. Tightly held in the one family for over 50 years, this modernised family home has been meticulously maintained and is move-in ready for the established family or investor alike.

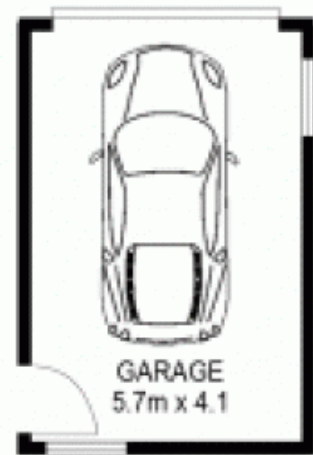
**Highlights:**

- \* 3 spacious bedrooms including a huge master bedroom
- \* Generous air conditioned family living with separate dining
- \* Modernised gas kitchen with ample workspace and dishwasher

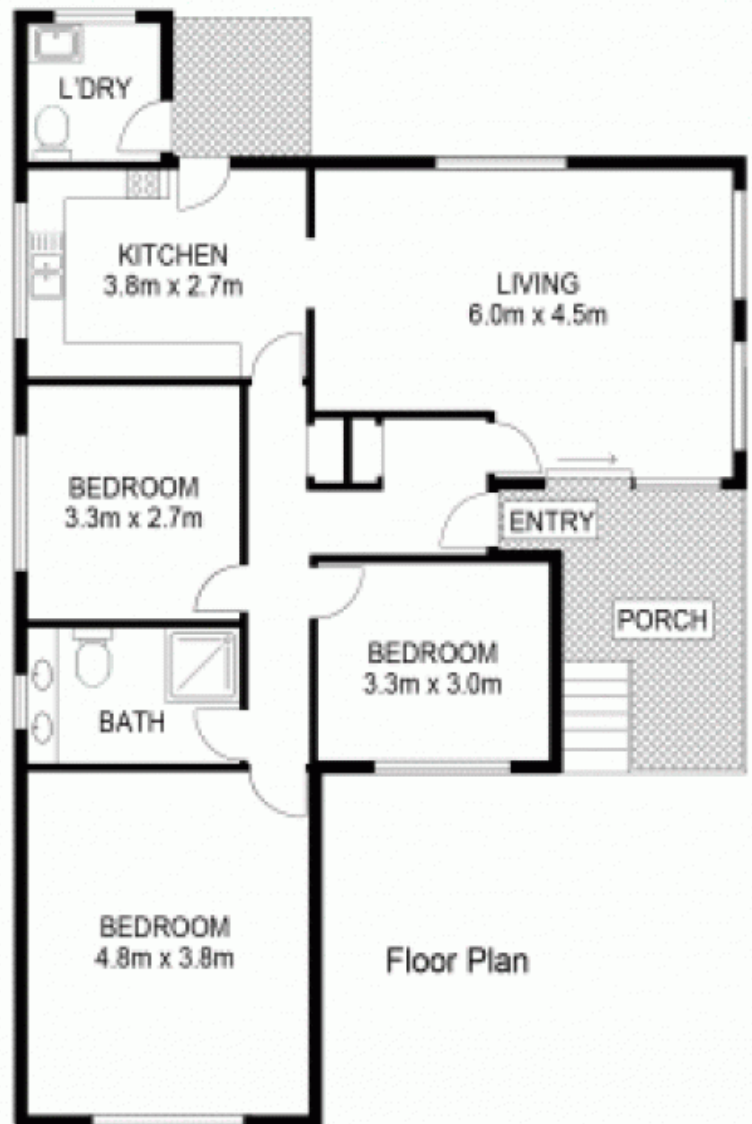
**Land Size** : 416 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5230133>



**Leighton Avery**  
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Site Plan



Floor Plan

DISCLAIMER  
DIMENSIONS ARE APPROXIMATE AND SHOULD ONLY BE USED AS A GUIDE  
THEY ARE NOT TO SCALE AND NO LIABILITY WILL BE ACCEPTED.

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