



**8/16 Marsden Road ERMINGTON NSW**

3 2 2

Optimally positioned to the border of West Ryde and within a short drive to Eastwood, this 4-year-old tri-level townhouse offers a functional layout, 3 bedrooms plus a study or home office, and also falls within moments' walk of Ermington Public School, Marsden High School and direct CBD and Parramatta express bus transport.

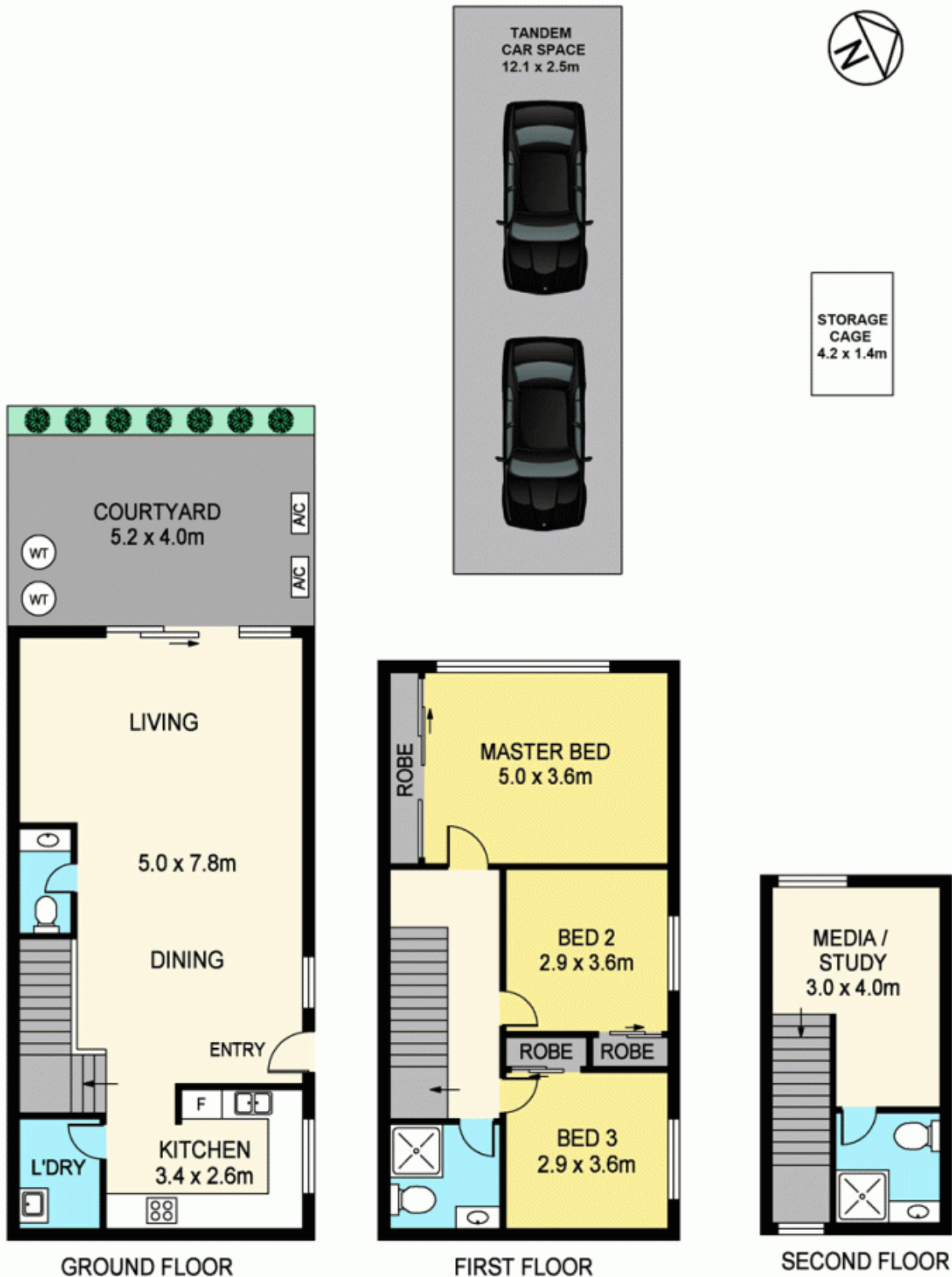
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/townhouse/5230277>

**Ground Floor Highlights |**

- Open-plan living room upon entry offering ample dining and lounge space, tiles underfoot and reverse-cycle air conditioning
- Modern kitchen with gas stove, dishwasher, stone benchtops and glass splashbacks
- Low maintenance rear courtyard
- Internal laundry plus separate toilet
- Under-stair storage



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



## 8/16 MARSDEN ROAD, ERMINGTON

**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.