



**36 Marguerette Street Ermington NSW**

3 2 2

Tightly held by the same owner for 30+ years, this well-maintained renovated home is embraced by its riverside setting, on a generous north facing 555sqm+ parcel boasting views of Olympic Park. Its peaceful location is close to shops, schools, parks, multiple transport options (to Sydney CBD and Parramatta CBD), and boasts easy access to main arterial roads.

**View :** <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5230375>

Presenting an ideal opportunity to live in 'as is', extend, or to knock down and build your dream home in the future (STCA), it is a property not to be missed.



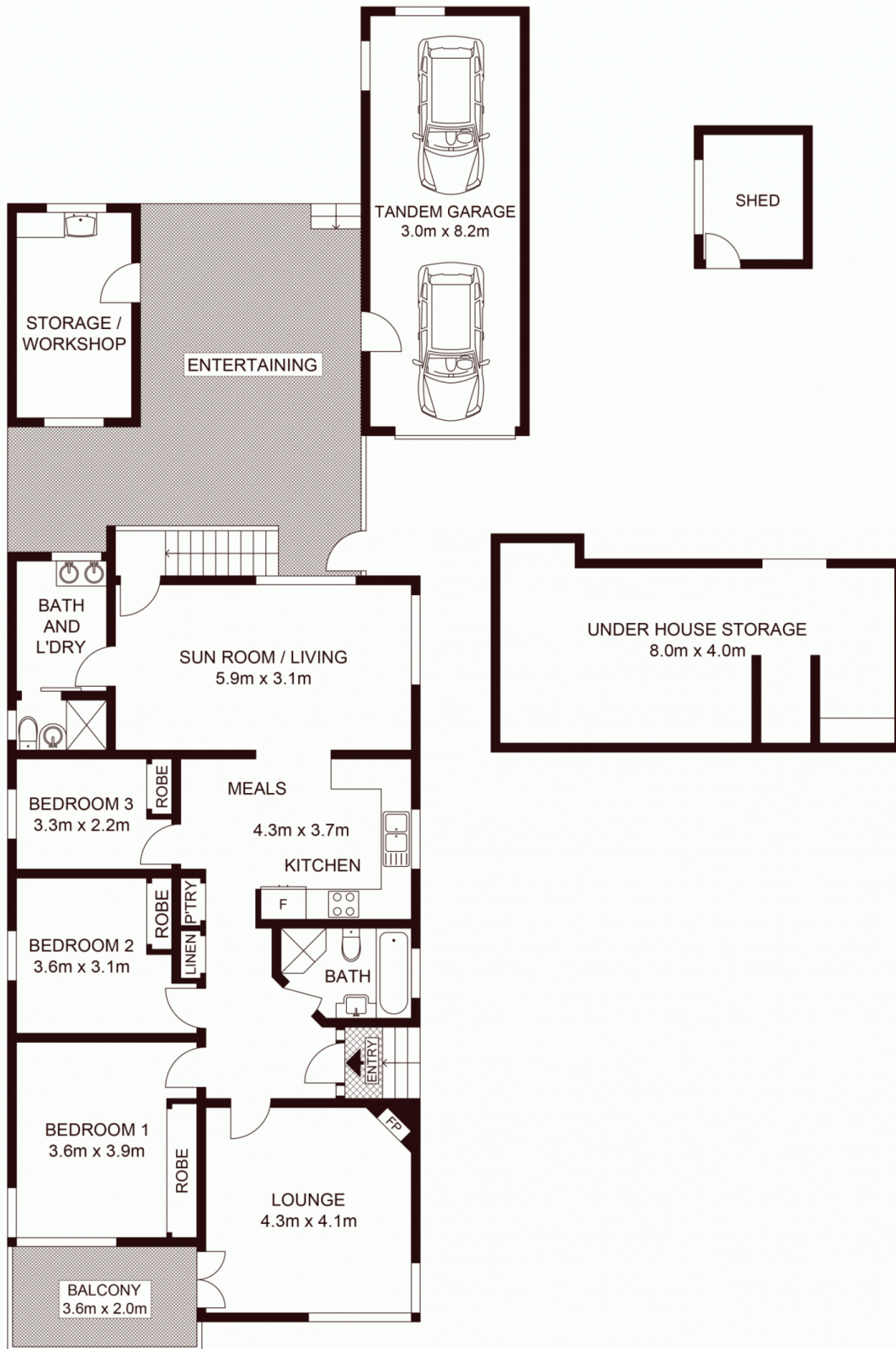
**David Johnson**  
**(02) 9808 1199**



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

- Three generous bedrooms with built-in robes
- Tastefully renovated kitchen with stone benchtops and stainless-steel appliances
- New family bathroom plus a well-presented second bathroom





## 36 Marguerette Street, ERMINGTON

