



**19 Maling Avenue Ermington NSW**

3 2 2

Occupying a near level parcel of land, this comfortable residence provides a practical easy-care layout and offers plenty of future potential. Nestled in a family friendly, riverside pocket, this renovated family home is superbly located to all local amenities.

- Three bedrooms (all with built-in robes)
- Two renovated family bathrooms
- Large open plan, air-conditioned family living
- Study nook
- Modern kitchen with plenty of cupboard storage and dishwasher
- Internal laundry
- Undercover deck at rear
- In-ground swimming pool
- Garden-shed
- Short walk to shops, schools, parks and transport

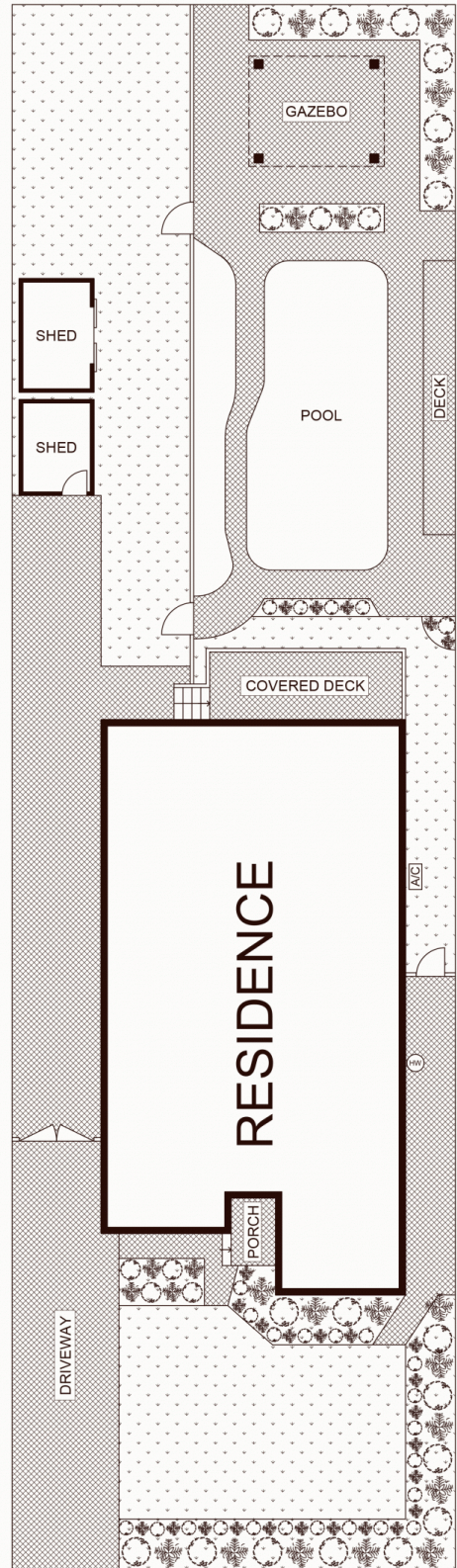
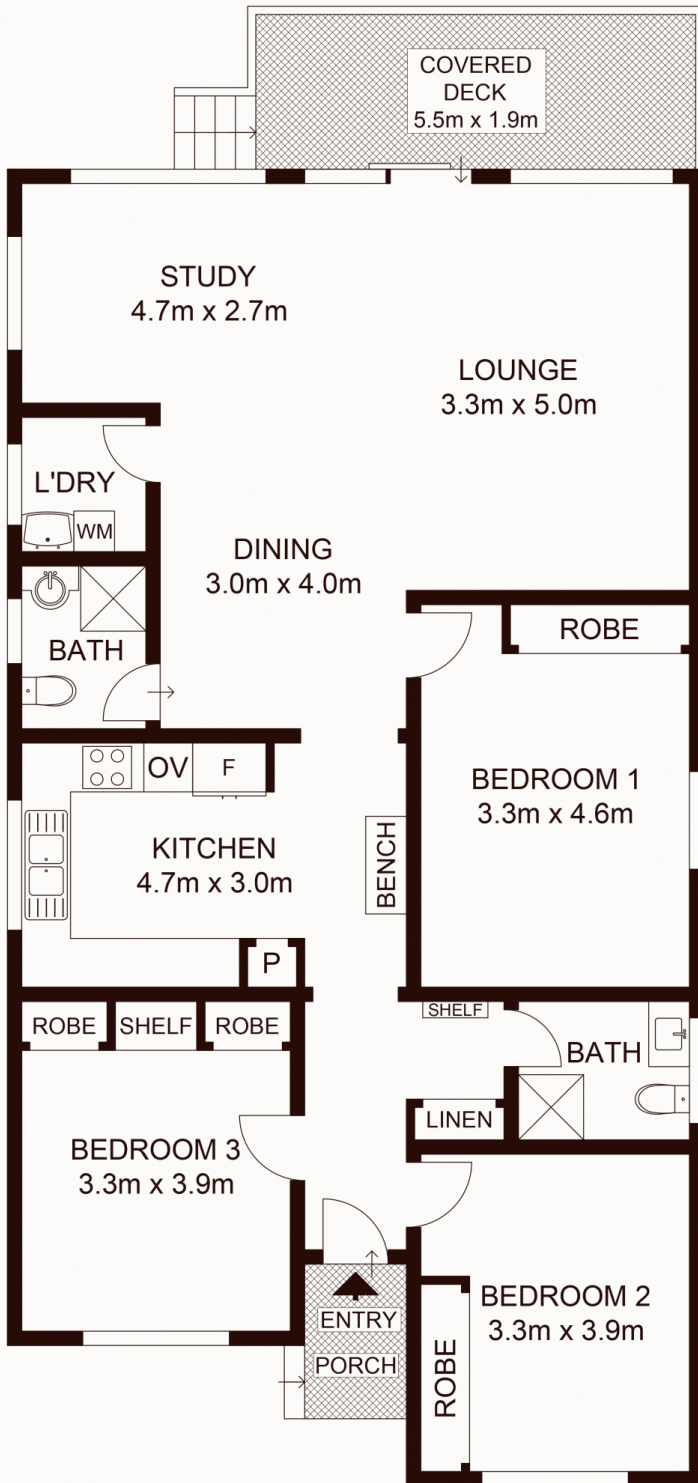
**View :** <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5230400>



**David Johnson**  
(02) 9808 1199



**Leighton Avery**  
(02) 9808 1199



**SITE PLAN**

