



**AwardGroup**  
REAL ESTATE



### 9 Coffey Street Ermington NSW

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Renovators, investors, or those looking to build their dream home (stca) can take advantage of the convenient, high position setting that this property offers.

Oozing potential, this well-loved family home is offered to market for the first time in 56 years. Its northern aspect offers a chance to capitalise on its potential - set on a generous 645sqm parcel of land, you are sure to be impressed!

#### Property highlights |

- Three bedrooms
- Lounge room upon entry
- Separate family living at the rear of the home
- Large rear yard
- Side access to plenty of off-street parking and a double

**Price** : \$ 1,150,000  
**Land Size** : 645 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5230498>



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