

**32. Trumble Avenue Ermington NSW**

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Effortlessly sophisticated and immediately impressive, this family residence heralds a tasteful design and is a rare offering for Ermington's riverside locale. Set conveniently to the border of Melrose Park in arguably one of the area's most sought after streets, it is within close proximity of multiple transport options, shops, schools and parkland.

**Price** : \$ 1,350,000  
**Land Size** : 518.5 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5230518>

Sprawled across a generous parcel of land on the high-side of the street, you are sure to find that this well-loved family home is just what you've been looking for.

Property highlights |

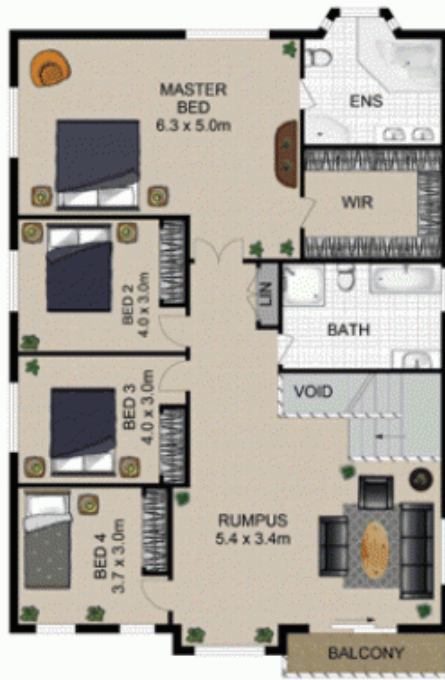
- Generous family floorplan with easy care finishes
- Interiors flow seamlessly to rear yard and outdoor entertaining
- Large open plan kitchen with ample cupboard storage and



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



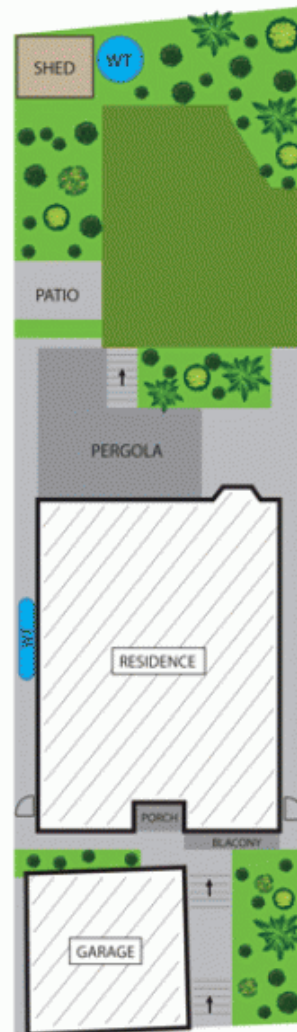
**Leighton Avery**  
**(02) 9808 1199**



FIRST LEVEL



GROUND LEVEL



SITE PLAN (NOT TO SCALE)

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DISCLAIMER

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