



**24/11 Pearce Street Ermington NSW**

2 2 1

Nestled in a peaceful and private setting, this impressive townhouse offers contemporary appointments, an abundance of living space, and showcases a sunny northern aspect. It's conveniently located within close proximity of transport, schools, shops, parks and the Parramatta CBD.

**Price** : \$ 725,000

**View** : <https://www.awardgroup.com.au/sale/nsw/parra-matta/ermington/residential/townhouse/5230594>

Do yourself a favour and join us at an upcoming inspection?



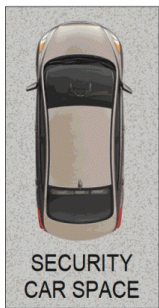
**David Johnson**  
**(02) 9808 1199**



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

Property Highlights |

- Two double bedrooms with built-in wardrobes
- The master bedroom occupies the first floor and features a study nook and a nursery alcove
- Bedroom two is on the ground floor and boasts en-suite access to a two-way bathroom



SECURITY CAR SPACE

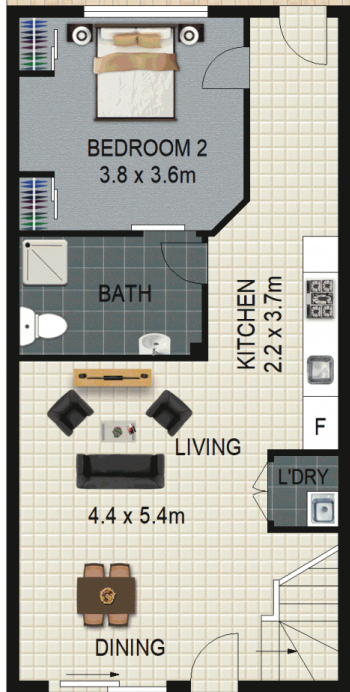
**BASEMENT**



COURTYARD  
5.5 x 6.6m



A/C PATIO



BEDROOM 2  
3.8 x 3.6m

BATH

KITCHEN  
2.2 x 3.7m

LIVING

4.4 x 5.4m

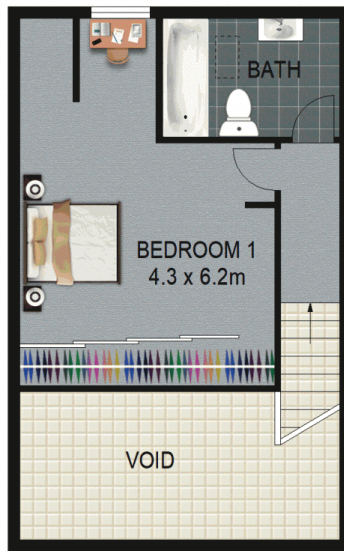
L'DRY

DINING



COURTYARD  
5.5 x 8.6

**GROUND FLOOR**



BEDROOM 1  
4.3 x 6.2m

BATH

VOID

**UPPER FLOOR**



24/11 Pearce St. Ermington

Disclaimer  
Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan