

### 43A River Road Ermington NSW

5 3 2

This brand-new duplex offers seamless integration of high-end finishes and free-flowing living areas, whilst offering a carefree family lifestyle in a neighbourhood strongly sought for its blend of peacefulness, convenience and footstep proximity to riverside walks and parklands.

**View :** <https://www.awardgroup.com.au/lease/nsw/parra-matta/ermington/residential/semi-detached/8076970>

#### Property Highlights |

- Commanding open-plan living room with soaring double-vaulted ceilings, high windows and direct access to generous entertainers alfresco with views over the secure and child-friendly rear yard
- Exquisite designer kitchen featuring an island bench with breakfast bar, premium ILVE cooking appliances and integrated dishwasher. The adjacent laundry room doubles as a walk-in pantry for bulk items and provides loads of bench space



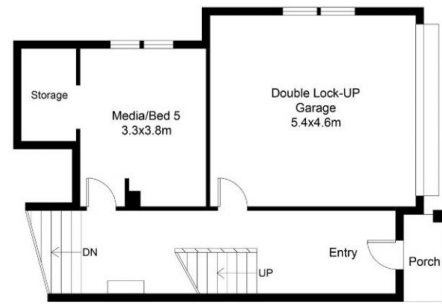
**Leighton Avery**  
(02) 9808 1199



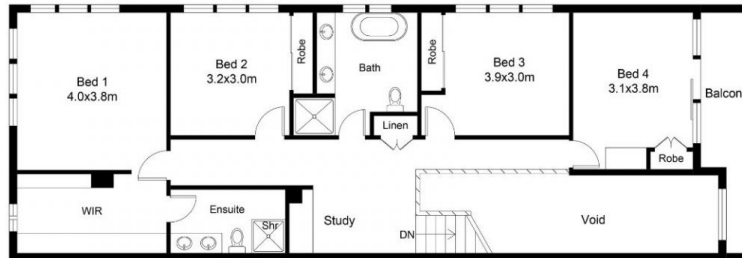
**Shanay Yeo**  
(02) 9808 1199



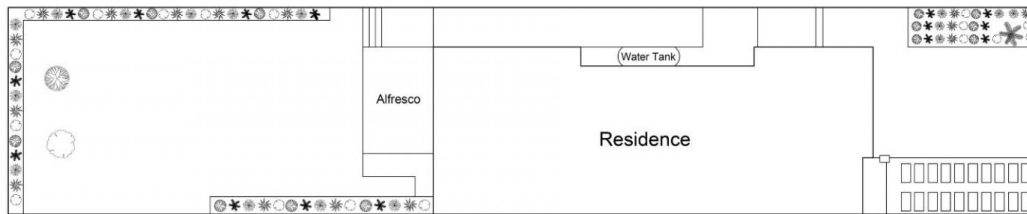
LOWER LEVEL



ENTRY LEVEL



LEVEL ONE



**AwardGroup**  
REAL ESTATE

43A River Road, Ermington

Disclaimer | Floor plan measurements are approximate and are for illustrative and guide purposes only. While we cannot doubt the floor plan's accuracy, we make no guarantee, warranty, or representation as to the accuracy and completeness of the floor plan. Interested parties are to rely upon their own enquiries.