

**406/1 Allambie Street, Ermington, NSW, 2115**

**Laing+Simmons**

**Leased Unit**

Monday, 26 August 2024

406/1 Allambie Street, Ermington, NSW, 2115

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Desirable North Facing Two Bedroom Unit

Flaunting a desirable waterside lifestyle in a private and peaceful complex, this stunning apartment offers a lifestyle of understated luxury throughout. Just a short walk to Rydalmere Wharf, shops, cinemas, theatres, and restaurants. The culture of Parramatta's vibrant CBD, the building rests amongst landscaped gardens just meters to the George Kendall Riverside Park. Short drive to Eastwood, Carlingford, Top Ryde shopping centre, Homebush DFO, Rhodes Waterside, Sydney Olympic Park, Macquarie Park and Parramatta CBD.

### Property Features:

- + Sundrenched open plan lounge & dining room, adjoining Winter Garden with dual access
- + 2 good size bedrooms with built-ins & ensuite to main
- + Deluxe kitchen with stainless steel appliances, Stone bench tops, mirror splash back, gas cooking
- + Modern bathroom with recessed mirrored cabinets
- + Versatile study
- + Secured building and video intercom
- + One secure car space
- + Reverse cycle air conditioning

To inspect this property please ensure you register your details online.

Please be advised that times for inspections are subject to change based on enquiries. You will be contacted of any said changes to times if you are registered to property.

**DISCLAIMER:** Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the owner or agent. Information is gathered from sources we believe to be reliable; we cannot guarantee its accuracy and interested persons should rely on their own enquiries.