

13/2-8 Broadoaks Street, Ermington

Luxurious Ground Floor Waterfront Apartment with Spectacular River Views

Experience the perfect blend of luxury, comfort and lifestyle in this beautifully presented ground floor waterfront apartment, perfectly positioned in a secure boutique complex overlooking the Parramatta River. Offering an impressive 151sqm, this exceptional residence enjoys water views and direct access to picturesque walking tracks and playground, making it an outstanding opportunity for homeowners and investors alike.

Designed for effortless living and entertaining, the spacious open plan layout features a sunken lounge and dining area flowing seamlessly onto a generous entertaining balcony complete with a gas outlet, capturing stunning views across the river, parklands and playground.

The modern polyurethane and stone gas kitchen is equipped with quality stainless steel appliances, dishwasher and ample cupboard space. Comfort is assured year-round with ducted air conditioning throughout, while a large built-in linen cupboard provides excellent storage.

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FOR SALE
\$890,000 - \$930,000

VIEW
Sat 25th Jul @ 10:30AM - 11:00AM

AGENTS
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Offering two generous bedrooms with built-in wardrobes, including a spacious masteroom featuring a private ensuite and its own balcony overlooking the water. The stylish main bathroom is finished with floor-to-ceiling tiles and includes a separate shower and bathtub.

Completing this impressive package is a secure tandem garage with extensive storage space and convenient lift access.

Property Features:

- Ground floor apartment with breathtaking waterfront views
- Secure complex with intercom and lift access
- Spacious open plan living and dining with sunken lounge
- Expansive entertainer's balcony with gas outlet overlooking the river
- Ducted air conditioning throughout
- Modern polyurethane and stone gas kitchen
- Stainless steel appliances and dishwasher
- Two spacious bedrooms with built-in wardrobes
- Master bedroom with ensuite and private balcony with river views
- Stylish bathroom with floor-to-ceiling tiles, separate shower and bathtub
- Internal laundry with dryer
- Oversized tandem garage with ample storage
- Total area: 151sqm
- Registered age: 2009
- Rental potential: \$750 - \$780 per week

Outgoings:

- Council: \$334.50 per quarter
- Water: \$172.79 per quarter
- Strata: \$1,525.07 per quarter

Conveniently Located:

Directly across to Parramatta River, walking/cycling tracks and River park

- Approximately 250m to George Kendall Riverside Park
- Approximately 450m to local bus stops
- Approximately 700m to Ermington Wharf
- Approximately 1km to Ermington Shopping Village
- Approximately 1.2km to Ermington West Public School
- Approximately 2.3km to West Ryde Marketplace
- Approximately 6km to Parramatta CBD
- Easy access to Sydney Olympic Park, Rhodes, Top Ryde and major arterial roads

Enjoy an enviable waterfront lifestyle where every day feels like a holiday. Combining premium finishes, generous proportions and a peaceful riverside setting, this outstanding apartment is one not to be missed.

MORE DETAILS

Property ID	2HBJF9E
Property Type	Apartment
House Size	151 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Intercom
	Built-in-Robes
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport
	Disabled Access
	Lift Installed

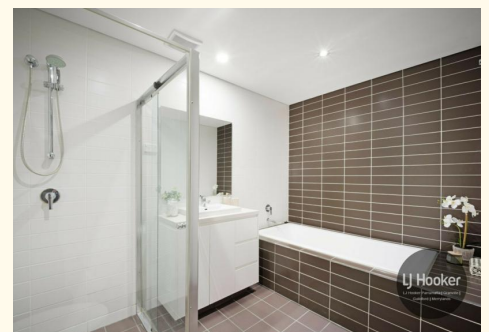
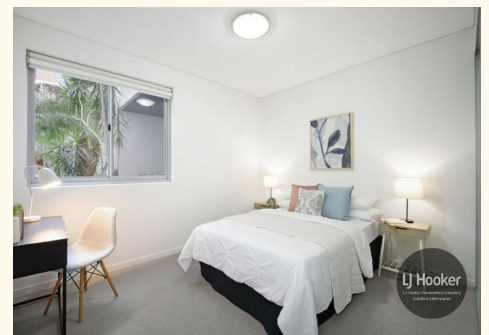
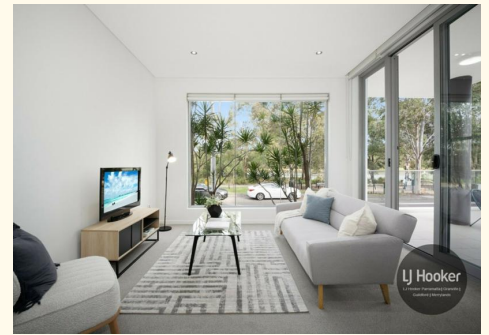
Joseph Nasr 0405 824 646

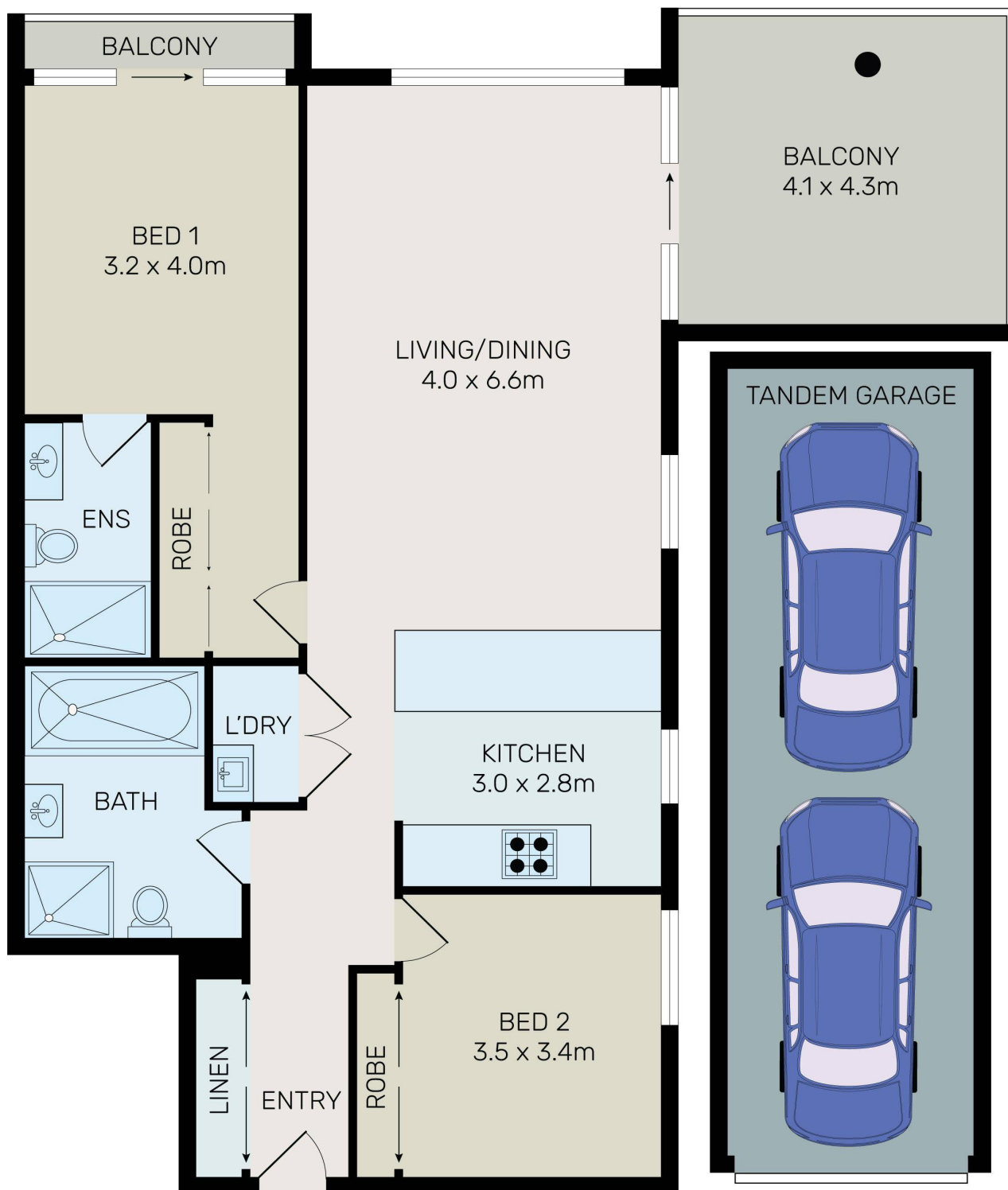
Area Specialist | Joseph.Nasr@ljhooker.com.au

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