

12 Tristram Street, Ermington

FOR SALE — LUXURY 3-LEVEL DUPLEX WITH LIFT & CITY VIEWS

Proudly set on the high side of one of Ermington's most desirable streets, this architecturally designed three-level duplex offers an unparalleled lifestyle of space, style and convenience. Enjoy sweeping panoramic views from Parramatta CBD, Sydney Olympic Park to the City skyline. Located just footsteps from parks, shops, riverside walkways and more.

A rare offering with internal lift access to all three levels, this near-new home is perfect for families, downsizers or professionals seeking quality, comfort and future-ready features.

Property Highlights:

- Four generous bedrooms, master with walk-in robe, ensuite and private balcony
- Sun-soaked family lounge room flows to a large entertainment balcony with iconic views, separate dining area opening up to a covered entertainment area.
- Designer gas kitchen with polyurethane cabinetry, stone bench tops and island bar

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FOR SALE
\$1,930,000

AGENTS

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AGENCY

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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**

- Two stylish bathrooms, plus additional guest toilet on the lower level
- Internal lift servicing all floors for ultimate convenience
- Skylights and architectural staircase allowing natural light throughout
- Internal laundry with storage space
- Double remote lock-up garage with internal access plus parking for two additional cars
- Split-level backyard with lawn, undercover entertaining area & lockable garden shed
- Solar panels, rainwater tanks, 3 x air conditioning and NBN connectivity

Prime Location:

- Directly opposite Ken Newman Park
- Walk to Ermington Shopping Village, Woolworths, schools & buses
- Close to Parramatta River, walking trails, bike paths & recreational facilities
- Easy access to major roads connecting to Parramatta CBD and Sydney Olympic Park

Property Details:

- Land Size: 324.3sqm approx
- Council Rates: approx. \$467 PQ
- Water Rates: approx. \$170 PQ

A truly unique home combining luxury, lifestyle and location —homes of this calibre are rarely offered.

Inspect today and secure this outstanding opportunity before it's gone!

MORE DETAILS

Property ID	2G0PF9E
Property Type	DuplexSemi-detached
Land Area	324.3 m2
Including	Ensuite Air Conditioning Toilets (3) Built-in-Robes Area Views City Views Close to Schools Close to Shops Close to Transport Disabled Access

Joseph Nasr 0405 824 646

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

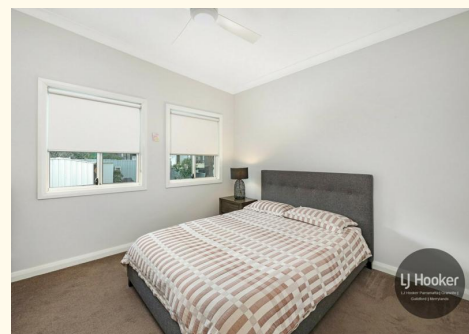
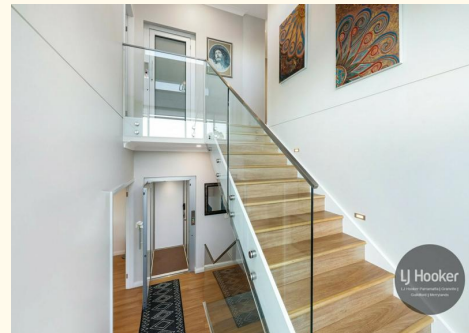
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