



32 Patterson St, Ermington



## Brand new NE facing duplex, with everything you need

This modern, north-east facing duplex is light-filled, freshly completed and move-in ready.

The ultimate in family living, this home has been created with functionality in mind. With views out to the local nature reserve and two separate living spaces, it is the ideal retreat for a growing family.

The interior of the home features high ceilings and beautiful flooring. Downstairs, the open plan living area and kitchen have been designed for modern living, with a generously sized walk-in pantry, stone countertop and 6 burner gas cooktop that's perfect for the home chef.

The ground floor bathroom also functions as an interior laundry, and as the new owner, you will love the year-round comfort delivered by ducted air conditioning.

 4  3  2

Price                      Contact Agent

Property Type Residential

Property ID    6

### Agent Details

Kandi Chang - 61450175486

### Office Details

Maestro Property  
Level 3 828 Pacific Hwy  
Gordon, NSW, 2072 Australia  
61450175486



Upstairs, the oversized master 'retreat' is complete with a roomy walk-in robe, ensuite bathroom with a freestanding tub and dual vanities, and a 'Juliet' style balcony. Additional bedrooms have built-in wardrobes, carpet and plenty of light.

This prestige property includes a single, remote control-operated garage as well as additional off-street parking, and the added benefit for family living is a grassed, flat backyard that is ideal for young children and hosting friends.

The home has the advantage of being on a quiet Ermington Street, just a stone's throw from the popular Eccles Park, Ermington Town Village and close to local early learning, primary and secondary schools. You will also find yourself only a few minutes' drive from reserves and parks that line the Parramatta River.

Now's the time to take action if you have been on the lookout for a quality new home in a convenient location, with everything you need for comfortable, functional living.

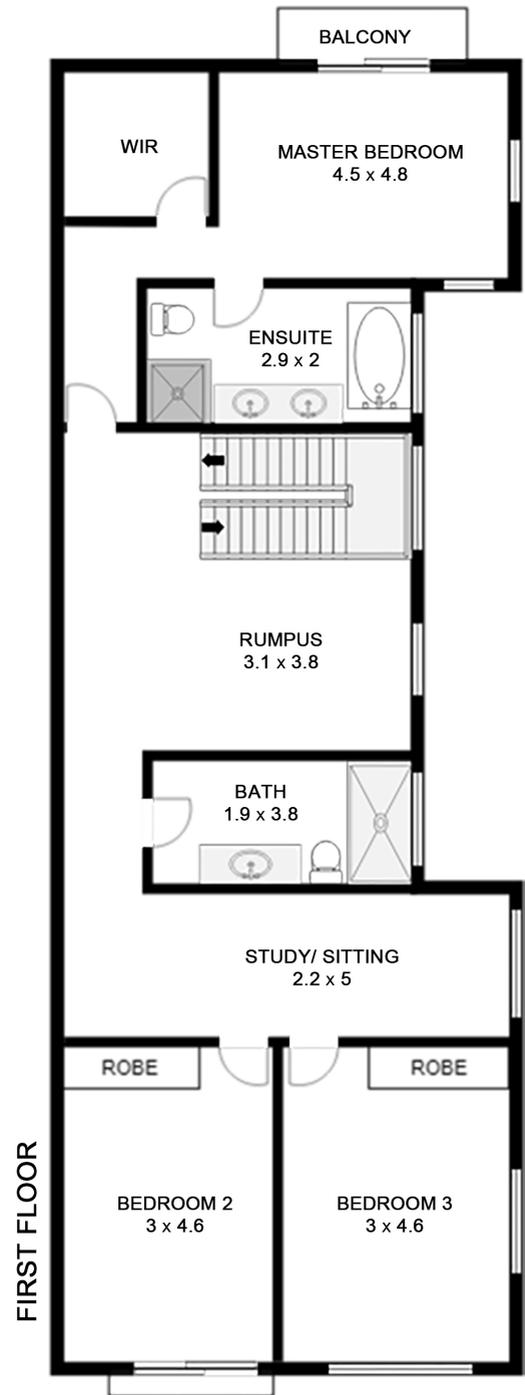
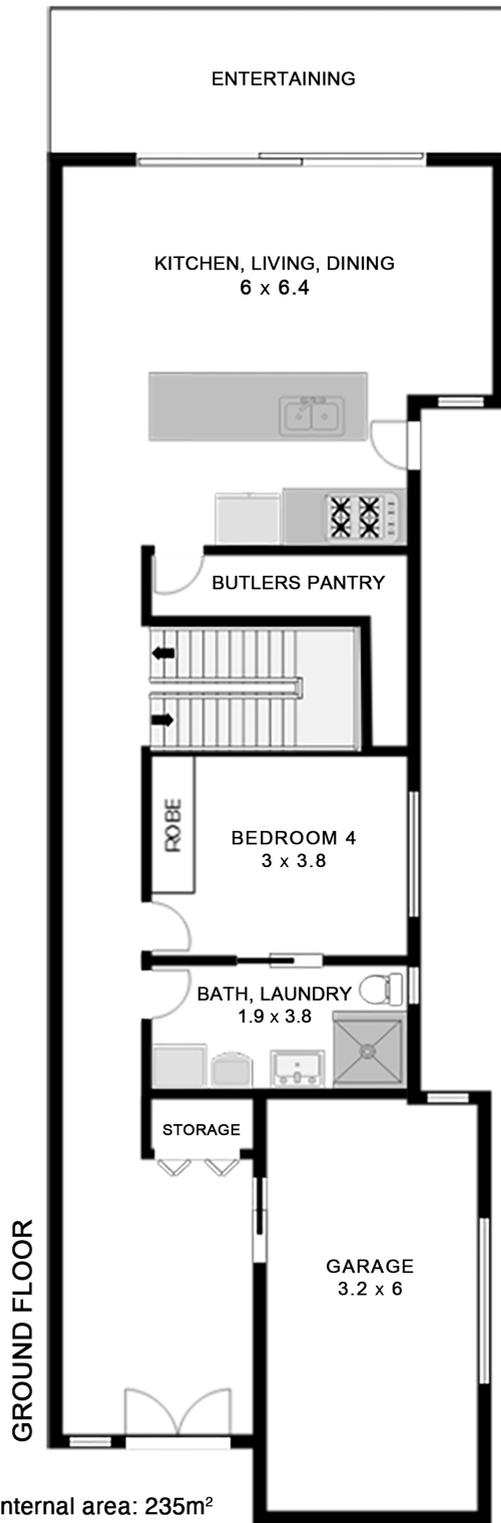
- North east facing
- Large 235m internal space
- Level block on 370m<sup>2</sup>
- In adjunct with reserve
- High ceilings
- Master with ensuite and walk-in robe
- Two living spaces with additional study
- Walk in pantry
- Internal laundry
- Ducted air conditioning throughout
- Rainwater tank

There's nothing more to spend; simply move into this modern gem and enjoy living in a stunning new home that's conveniently close to everything.

Please contact Kandi on 0450 175 486 today to make an enquiry.

Disclaimer - all information contained herein is provided by third party sources including but not limited to the owners, valuers and solicitors. Consequently, we cannot guarantee its accuracy. Any person using this information should rely on their own enquiries and verify all relevant details for their accuracy, effect and currency.

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Approx Internal area: 235m<sup>2</sup>



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Scale in Metres. Indicative only. Dimensions are approximate.  
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