

# morton.

**Ermington** 413/1 Allambie Street

2

**View** 





As advertised or by appointment

# Agent

## **Nevena Petrovic**

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Located in the new urban hub of Royal Shores, Sierra offers lifestyle apartment living within the masterplanned community in Ermington. Perched on the waters edge, Sierra offers easy access to the river, cycleway and parks.

Promising a real sense of community as part of the popular Royal Shores development, this well-proportioned top floor apartment within the Sierra building delivers a spacious design and sparkling water views over Parramatta River. With a bright and airy layout, the high ceilings and well-designed layout provides a low-maintenance and easy lifestyle with plenty of natural light in a prime position.

- Top level with high ceilings and water views
- Generous layout featuring two bedrooms and a separate study
- Private winter garden offering space for in/outdoor entertaining
- A well-proportioned open design with a water outlook
- Designer main bathroom and ensuite plus an internal laundry
- Sleek kitchen with stone benches and integrated gas



# **SIERRA**

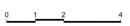
### APARTMENT 413 LOT 54

2 BEDROOM + STUDY

Internal (Including Winter Garden) 103 sqm Total 103 sqm



SIERRA - LEVEL 4



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