



# morton.

**Ermington** 413/1 Allambie Street

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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

### View

As advertised or by appointment

### Agent

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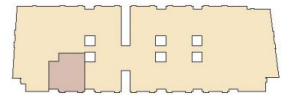


**SIERRA**

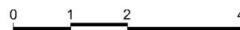
**APARTMENT 413  
LOT 54**

2 BEDROOM + STUDY

Internal (Including Winter Garden)	103 sqm
<b>Total</b>	<b>103 sqm</b>



SIERRA - LEVEL 4



Disclaimer: This floor plan has been prepared for marketing purposes only. All descriptions, dimensions, depictions and other details in this floor plan may not be to scale and may vary from the property as built. Your attention is drawn to the special conditions of the contract for sale of land. No third party has any authority to make or give any representation or warranty in relation to the property unless the representation or warranty is confirmed by the vendors and included in the contract for sale of land. Date Issued: 01/12/14 Revision: C