



# morton.

**Ermington** 314/70 River Road

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Sophisticated, stylish and superbly appointed, this executive apartment provides the ultimate urban lifestyle in the highly sought-after Royal Shores master-planned community. An ultra-modern property with generous proportions, designer finishes and a highly convenient location on the shores of the Parramatta River, just footsteps to local amenities.

- Situated on the third level
- Well-proportioned open plan design with lots of natural light
- Two bedrooms plus a separate study area
- Master bedroom has built-in wardrobes, the main includes en-suite
- Open balcony enjoying a lovely outlook with glimpse of water views
- Air-conditioned living space includes a designer gas kitchen
- A secured parking space plus a separate storage cage

### View

As advertised or by appointment

### Agent

**Nevena Tsahtarlis**

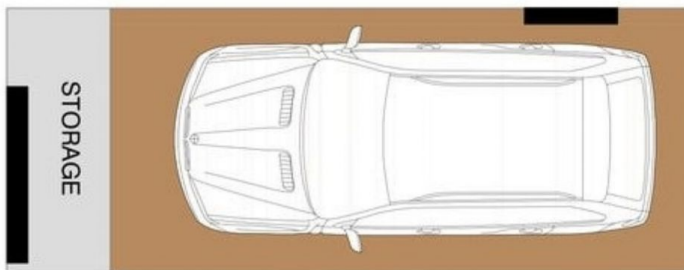
 0428 835 910

 [nevena@morton.com.au](mailto:nevena@morton.com.au)

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# Ermington

## 314/70 River Road



CAR SPACE  
2.6m x 5.4m  
(NOT ACTUAL LOCATION)



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only. Measurements are approximate and not to scale.  
The vendor, agency and supplier will accept no liability for its accuracy.  
Interested parties are advised to make their own independent enquiries.