



# morton.

**Ermington** 322/24-32 Koorine Street

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

Apartment features:

- Reverse cycle air conditioning
- Stainless steel kitchen appliances
- Stone bench tops, mirror splash backs
- LED under cupboard lighting
- Wool blend carpets, efficient LED down lights
- Data/TV points in living and main bedroom
- Recessed mirrored cabinets in bathroom
- Security building, video intercom

#### NEIGHBORHOOD FACILITIES

- Woolworths, Liquorland, Bakery 900m away
- Local bus routes (523, 524, 525 600m-1.5km away)
- West Ryde Railway station 4.2kms away
- Rydalmere Ferry Wharf 1.2 km away (15 mins walk and 4

**View**

As advertised or by appointment

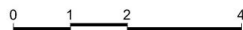
**Agent**

**Morton RE**



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JOINTLY DEVELOPED BY



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SALES BY



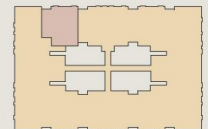
**ROYAL SHORES**  
SYDNEY HARBOUR

**SIROCCO II**

**APARTMENT 322  
LOT 95**

2 BEDROOM + STUDY

Internal (Including Winter Garden)	104 sqm
<b>Total</b>	<b>104 sqm</b>



SIROCCO II - LEVEL 3

**ROYAL SHORES DISPLAY CENTRE**  
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