



# morton.

**Ermington** 140B/64 River Road



Located in the new urban hub of Royal Shores, this property offers lifestyle apartment living within the master planned community in Ermington. Perched on the water's edge, offering 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

#### View

As advertised or by appointment

#### Agent

**Sarah Fowell**

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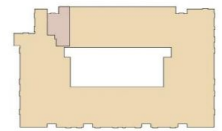
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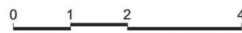
**SIRIUS**  
 (®)  
**APARTMENT 140B**  
**LOT 321**

STUDIO

Internal (including Winter Garden)	52 sqm
Total	52 sqm



SIRIUS - LEVEL 1



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: 01/04/15 Revision: B