

**morton.**

**Ermington** 119/70 River Road

 2  2  1

Located in the urban hub of Royal Shores at Ermington, this two bedroom ground floor apartment offers easy access to the Parramatta river, cycleway and parks. Features include:

- Main bedroom with walkthrough robe and ensuite
- Open plan living and dining area
- Winter garden with private street access
- Gas cooking + stainless steel appliances
- Split system air conditioning in living area
- Internal laundry + dryer
- Built-in storage
- Security building, video intercom

**View**

As advertised or by appointment

**Agent**

**Nevena Petrovic**

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# ROYAL SHORES

SYDNEY HARBOUR

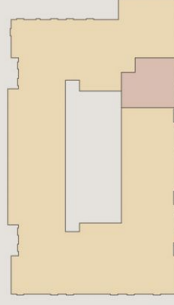
## SAN MARCO



### APARTMENT 119 LOT 40

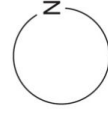
2 BEDROOM

Internal	97 sqm
External	8 sqm
Total	105 sqm



SAN MARCO - LEVEL 1

**ROYAL SHORES DISPLAY CENTRE**  
1 Bundarra Street, Ermington NSW 2115  
P 1300 888 558 W [royalshores.com.au](http://royalshores.com.au)



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: 03/10/14 Revision: A

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