

# morton.

**Ermington** 301/1 Allambie Street

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Peacefully positioned in Ermington's foremost waterfront community, this stunning apartment offers a lifestyle of understated luxury throughout. Beautifully presented with clean architectural lines, this is the perfect home for the investor, downsizer or first-time owner seeking the ultimate in riverside living.

- Generous open plan layout with North/West aspect
- Two double bedrooms with built-ins plus a separate study alcove
- Contemporary kitchen equipped with stainless steel gas appliances
- Designer ensuite, main bathroom plus a separate internal laundry
- Sheltered balcony and entertainment space
- Security basement car space plus a lock-up storage cage on title
- Access to cycle tracks and walkways connecting the surrounding area


### View

As advertised or by appointment

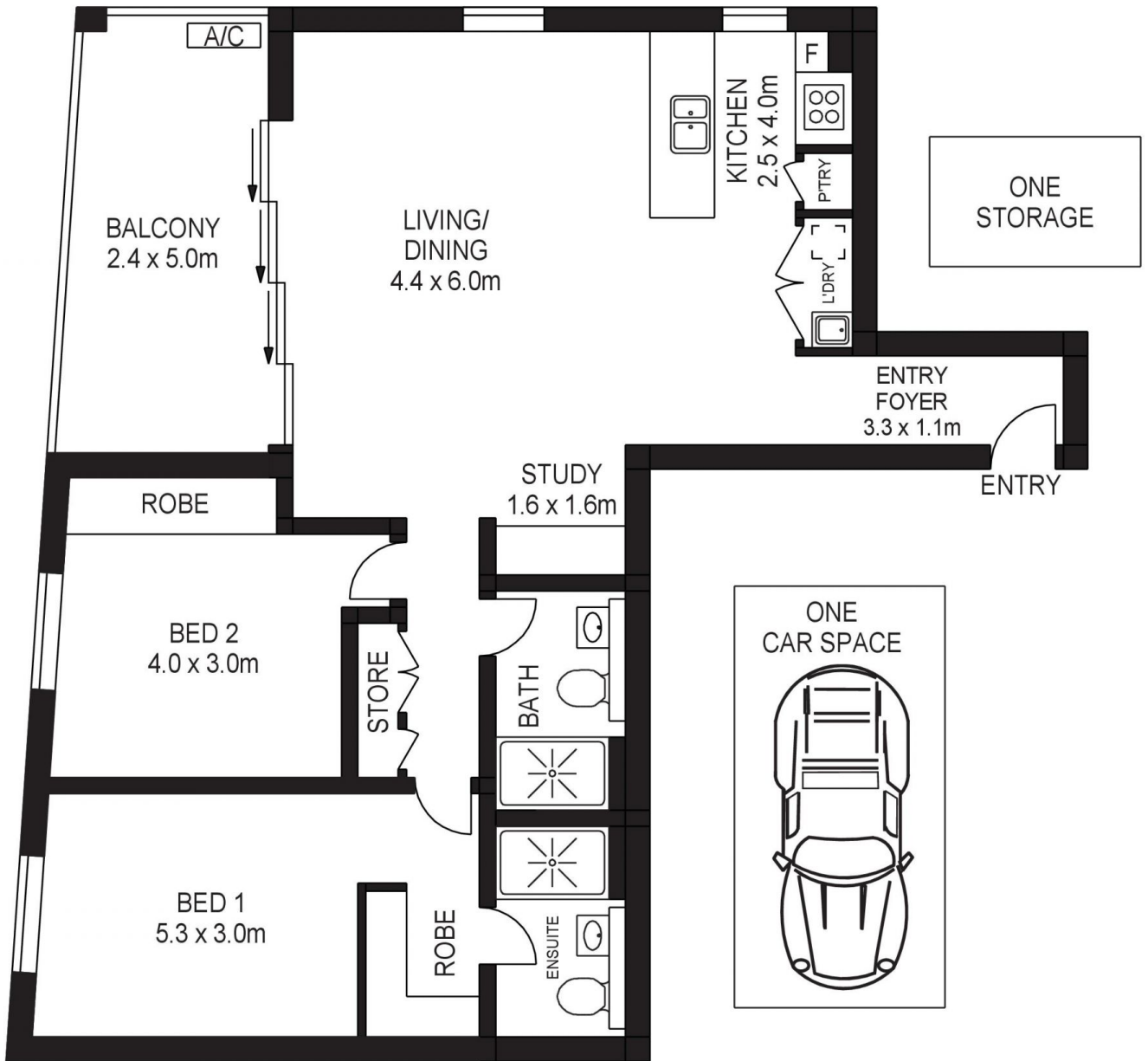
### Agent

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APPROX. INT. AREA : 89m<sup>2</sup>

APPROX. EXT. AREA : 30m<sup>2</sup>

### 301/1 ALLAMBIE STREET, ERMINGTON



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Please note these measurements are approximate only. The plans are intended as a rough guide for illustrative purposes. It is not warranted or guaranteed to be correct nor is it a part of the sale or rental contract.

