

**morton.**

**Ermington** 404/1 Allambie Street

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Offering bright sunlight all day from its northerly aspect, this exclusive Royal Shores master-planned estate offers a modern and stylish design featuring two generously proportioned bedrooms and large study space.

Positioned within the tranquil Sierra complex nestled on the banks of the Parramatta River, this cleverly designed modern apartment takes full advantage of the space, providing ample natural light and a quiet aspect overlooking the garden space.

- Featuring a generous open plan layout, with a sun-drenched aspect
- Oversized winter garden balcony, extending the Livingroom space
- Two double bedrooms with built-ins plus a separate study area
- Contemporary kitchen equipped with stainless steel gas appliances
- Designer ensuite and main bathroom with a separate internal laundry



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#### **View**

As advertised or by appointment

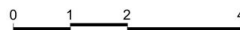
#### **Agents**

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SALES BY



**ROYAL SHORES**  
SYDNEY HARBOUR

**SIERRA**  
**APARTMENT 404**  
**LOT 45**

2 BEDROOM + STUDY

Internal (Including Winter Garden)	103 sqm
<b>Total</b>	<b>103 sqm</b>



SIERRA - LEVEL 4

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