



# morton.

**Ermington** 713/70 River Road

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Waterside living is yours to enjoy with this exceptional two-bedroom apartment that's situated in a premium development on the banks of the Parramatta River. High in style yet low in maintenance, it's ideally suited to professionals, downsizers or investors seeking a quality home that's well-appointed throughout and ideally located close to the heart of Ermington.

- An elevated position and leafy outlooks over the river
- Fresh, breezy and bright interiors with an open design
- An enclosed wintergarden for all-weather entertaining
- Air-conditioned living area with sleek polished flooring
- Two bright bedrooms both feature built-in wardrobes
- Smeg-fitted kitchen with gas cooktop and good storage
- Designer bathroom, ensuite plus separate internal laundry
- A security basement car space and lock-up storage cage

### View

As advertised or by appointment

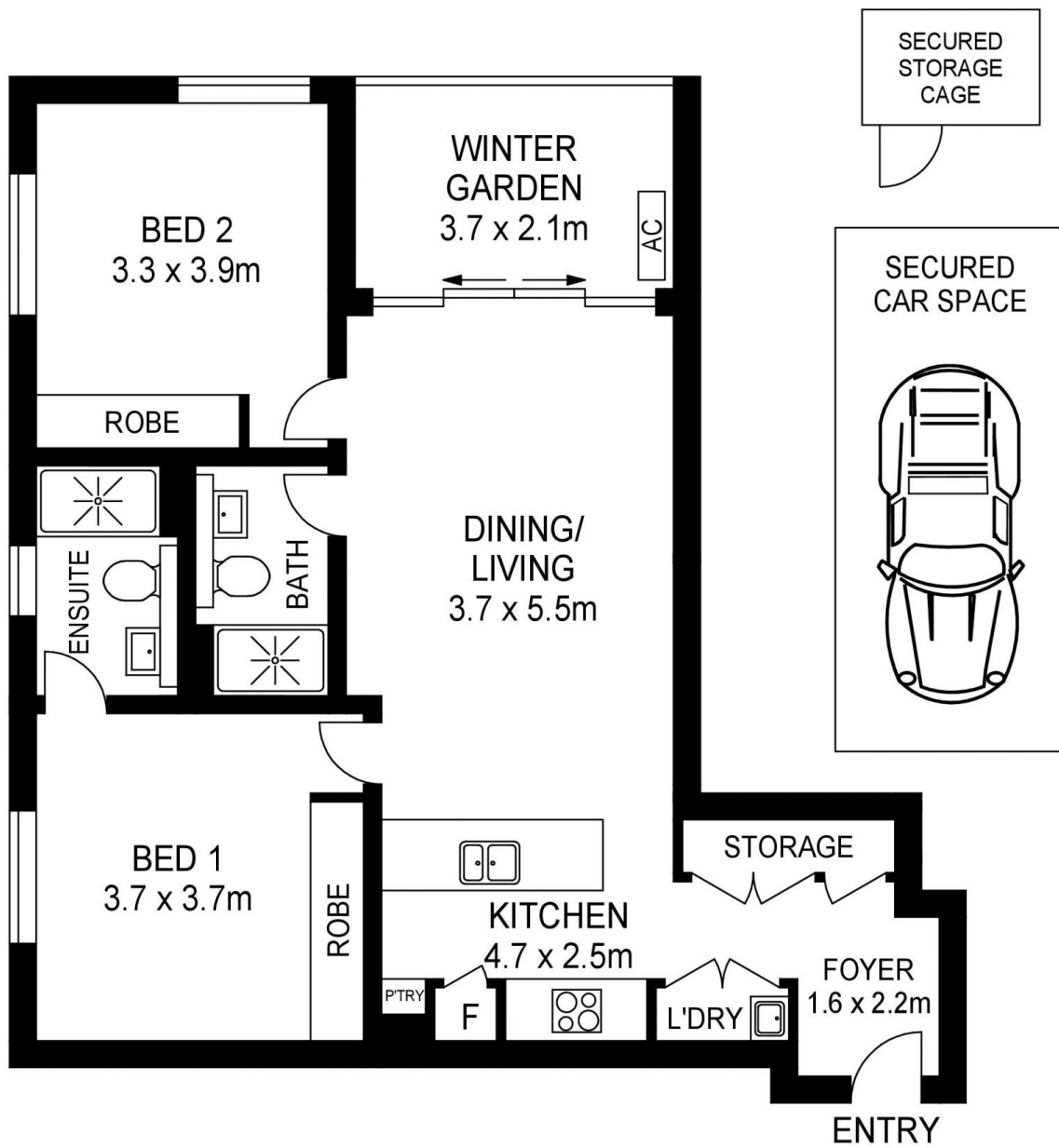
### Agent

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APPROX. INT. AREA : 74.6 m<sup>2</sup>  
 APPROX. EXT. AREA : 8.3 m<sup>2</sup>

## 713/70 RIVER ROAD, ERMINGTON



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

