



# morton.

**Ermington** 110/24-32 Koorine Street

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Located in the urban hub of Royal Shores, Sirocco offers lifestyle apartment living within the masterplanned community in Ermington. Perched on the waters edge, Sierra offers easy access to the river, cycleway and parks.

- Two bedrooms with built-in wardrobes
- Generous open plan living & dining area
- Gas cooking and quality stainless steel appliances
- Split system air conditioning
- Timber look ceramic tiles in living space
- Spacious study room
- Internal laundry with clothes dryer
- Winter garden with direct private access to riverfront
- Two secure underground car spaces

#### NEIGHBORHOOD FACILITIES

- Woolworths, Liquorland, Bakery 900m away
- Local bus routes (523, 524, 525 600m-1.5km away)
- West Ryde Railway station 4.2kms away

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#### View

As advertised or by appointment

#### Agent

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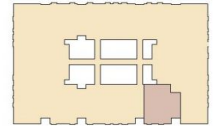


**SIROCCO I**

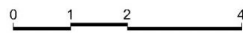
**APARTMENT 110  
LOT 9**

2 BEDROOM + STUDY

Internal (Including Winter Garden)	99 sqm
External	7 sqm
<b>Total</b>	<b>106 sqm</b>



SIROCCO I - LEVEL 1



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