



# morton.

**Ermington** 414/1 Allambie Street

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Located in the new urban hub of Royal Shores, Sierra 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.

#### APARTMENT FEATURES

- Spacious balcony perfect for entertaining
- Sparkling water view
- Top floor apartment with high ceiling
- Timber look ceramic tiles in living spaces
- Master bedroom with ensuite and private balcony
- Reverse cycle air conditioning
- Stainless steel kitchen appliances
- Stone bench tops, splash backs
- LED under cupboard lighting
- Wool blend carpets, efficient LED down lights
- Data/TV points in living and main bedroom
- Recessed mirrored cabinets in bathroom
- Security building, video intercom
- Secure car space

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#### View

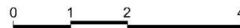
As advertised or by appointment

#### Agent

**Nevena Petrovic**

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JOINTLY DEVELOPED BY



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: 01/12/14 Revision: C

SALES BY



**ROYAL SHORES**  
SYDNEY HARBOUR

**SIERRA**



**APARTMENT 414  
LOT 55**

2 BEDROOM

Internal	79 sqm
External	20 sqm
<b>Total</b>	<b>99 sqm</b>



SIERRA - LEVEL 4

**ROYAL SHORES DISPLAY CENTRE**  
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