



# morton.

**Ermington** 308/1 Allambie Street

 2  2  2

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

- two balconies with water view
- Reverse cycle air conditioning
- Stainless steel kitchen appliances
- Stone bench tops, mirror splash backs
- Built-in wardrobes in both bedrooms
- Main bedroom with access to private balcony
- LED under cupboard lighting
- Wool blend carpets, efficient LED down lights
- Data/TV points in living and main bedroom
- Recessed mirrored cabinets in bathroom
- Entertainers balcony with water-views
- Security building, video intercom

#### NEIGHBORHOOD FACILITIES

[morton.com.au](http://morton.com.au)

#### View

As advertised or by appointment

#### Agents

##### Zarin Hossain

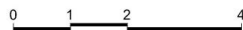
 0418 328 479

 [zarin.hossain@morton.com.au](mailto:zarin.hossain@morton.com.au)

##### Nevena Tsahtarlis

 0428 835 910

 [nevena@morton.com.au](mailto:nevena@morton.com.au)



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

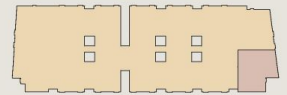
**SIERRA**



**APARTMENT 308  
LOT 35**

2 BEDROOM

|              |                |
|--------------|----------------|
| Internal     | 78 sqm         |
| External     | 31 sqm         |
| <b>Total</b> | <b>109 sqm</b> |



SIERRA - LEVEL 3

**ROYAL SHORES DISPLAY CENTRE**  
1 Burdarra Street, Ermington NSW 2115  
P 1300 888 558 W royalshores.com.au