



# 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 and 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
- Rydalmere Ferry Wharf 1.2 km away (15 mins walk and 4

#### View



As advertised or by appointment

#### Agents

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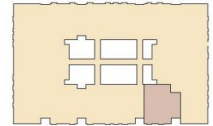


**SIROCCO I**

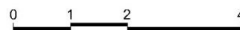
**APARTMENT 110  
LOT 9**

2 BEDROOM + STUDY

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



SIROCCO I - LEVEL 1



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: 27/02/15 Revision: D