



**AwardGroup**  
REAL ESTATE

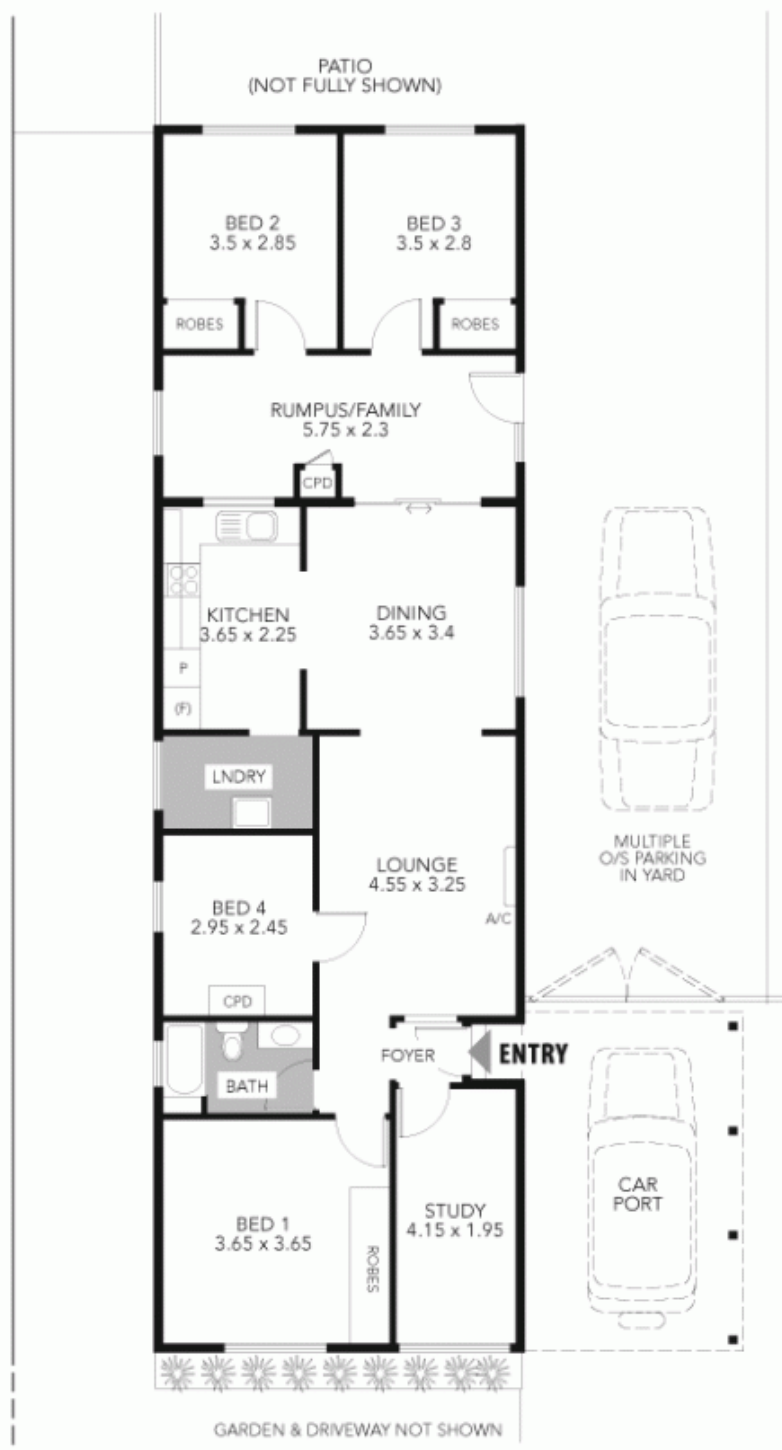


#### 41 Boronia Street ERMINGTON NSW

4 1 1

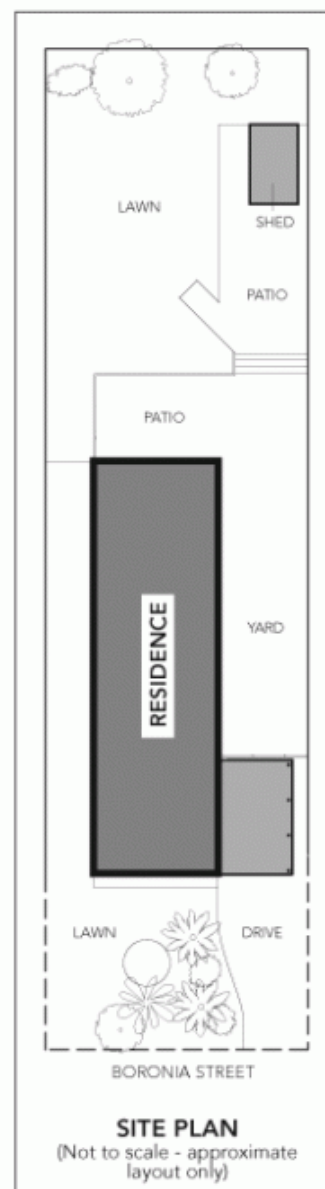
Situated only a few doors from the local shop with the bus out the front this 4 bedroom family home is light and sunny. It features a lovely modern kitchen with gas cooking, formal lounge, spacious separate dining room, family/TV room and study or home office. Reverse cycle air conditioning + ceiling fans. All plumbing is already installed in the internal laundry for a second toilet. Undercover car accommodation and side access to a large paved area and fully fenced backyard. There's a large shed for storage, all within an easy stroll to shopping centre, schools and transport.

**View :** <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5229689>



## Ermington

### 41 Boronia Street



APPROXIMATE SCALE GUIDE (METRES)



#### PLEASE NOTE:

All dimensions are approximate, and any boundaries shown are approximate indications only. This floor plan is provided to show the layout for marketing purposes, and must not be relied upon for any other purpose. No liability will be accepted.