



**AwardGroup**  
REAL ESTATE



**19/7A Blakeford Avenue ERMINGTON NSW**

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Backing Cowells Lane Reserve this rare, privately located villa is one for the short list and not to be missed. Features include:

**View :** <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/villa/5229721>

- Generous bedrooms (main with built in robe & split system reverse cycle air conditioning)
- Modern bathroom with separate shower & bath
- Separate toilet
- Internal laundry
- Open plan modern kitchen with stainless steel appliances
- Internal access to a lock up garage and plenty of storage
- Separate designated car space
- Split system reverse cycle air conditioning in living and in main bedroom

Large lounge and dining leading out onto a beautiful entertainers undercover timber deck over looking the child friendly grassy yard with private access to Cowells Lane