



**AwardGroup**  
REAL ESTATE



### 1 Marguerette Street ERMINGTON NSW

3 1 2

This spacious 3 bedroom family home in prime Ermington position features:

**View :** <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5229831>

- Separate lounge and dining rooms
- Updated gas kitchen
- Modern bathroom with separate shower & bath
- Second separate toilet
- Family/rumpus room overlooking fenced inground pool
- Separate gym/office gazebo with wet bar & storage room
- Side access to an oversized single lock up garage, carport & plenty of off street parking
- Quiet street
- Glimpses of the city skyline with potential views of Olympic park & Sydney CBD if a second storey were to be built (STCA)
- Short walk to shops, schools and transport