



31/33 Monroe Street ERMINGTON NSW

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Fronting onto Cowells Lane Reserve this rare to come by 3 bedroom villa in privately positioned complex is an absolute must see. Features include:

View : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/villa/5229833>

- 3 generous bedrooms (2 with built in robes)
- New bathroom with separate shower & bath
- Separate toilet
- Internal laundry
- New kitchen with stainless steel appliances
- Under cover access to a lock up garage
- Split system reverse cycle air conditioning
- Large lounge and dining leading out onto a front veranda overlooking the grassy Cowells Lane Reserve
- 2 separate & secure grassy yard areas
- Opposite & fronting the (dog) leash free Cowells Lane Reserve with secure play equipment for the kids, walking track and a private setting for this immaculately maintained