



**5/7A Blakeford Avenue ERMINGTON NSW**

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With the complex 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/5229839>

- Generous bedrooms (both with built in robes)
- Near new bathroom with separate shower & bath
- Separate toilet
- Internal laundry
- Open plan renovated 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
- Large lounge and dining leading out onto a beautiful child friendly grassy yard
- Cowells Lane Reserve is a leash free park with secure play equipment for the kids, walking track and a private