



## 70 Trumble Avenue Ermington NSW

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Ideally positioned, this original and modest home is to be offered for the first time in well over 40 years. Occupying approximately 519sqm of land, be the next to invest in your family's future with a renovation or re-build (stca), just as many others have already done on the street as you will see from the new builds that surround this property.

**Price** : \$ 1,178,500  
**Land Size** : 519 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/5230701>

### Property Highlights |

- East facing Façade
- Approximately 519sqm of land on the high side of the street
- Sewer to the front of the block to maximise future re-build potential
- Existing 3-bedroom, 1-bathroom home with a secure carport to be either renovated or re-built
- New home design examples available upon request from



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