



**AwardGroup**  
REAL ESTATE



### 11 Gregory Street Ermington NSW

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Secluded from the street by enchanting hedging, this endearing family home boasts the perfect blend of character & contemporary living. Nestled peacefully into its surrounds, with established gardens and charming exteriors, it showcases an idyllic natural setting for family living and convenience.

**Price** : \$ 1,718,880  
**Land Size** : 518.5 sqm  
**View** : <https://www.awardgroup.com.au/sale/nsw/parramatta/ermington/residential/house/7400983>

#### Property Highlights |

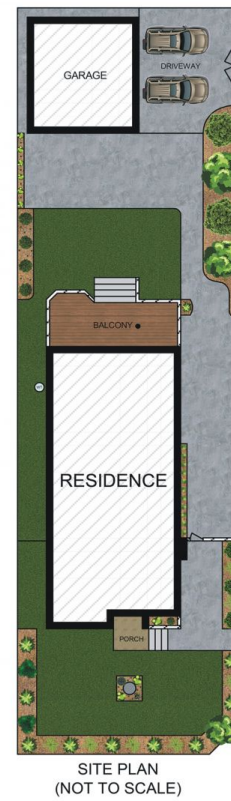
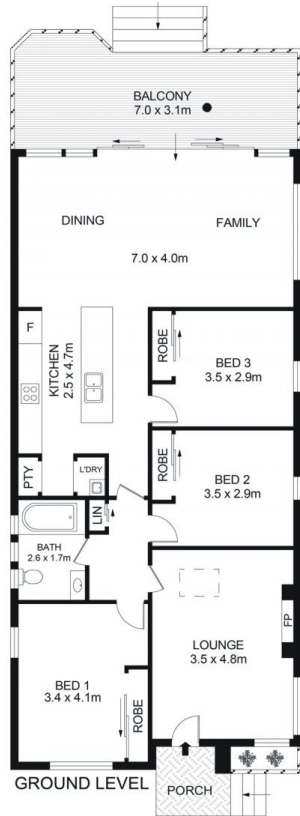
- A fluid sequence of living zones spilling out to entertaining and the lush rear yard
- Three bedrooms
- Open-plan kitchen with stone benchtops and stainless steel appliances
- Tastefully updated bathroom
- Bamboo floorboards underfoot
- Privately set with established gardens



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SITE PLAN  
(NOT TO SCALE)

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### Disclaimer

Floor Plan measurements are approximate and are for illustrative purposes only. While we cannot doubt the floor plans accuracy , we make no guarantee , warranty or representation as to the accuracy and completeness of the floor plan



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