

413 Kissing Point Rd, Ermington, NSW 2115

Sold - \$1,271,000

House 2 1 1



## Loved By Original Owner - Onsite Auction, Bidding Registrati

An ideal home for people that value light and privacy and immaculately maintained by the original owner, this residence will leave a lasting impression with its neat interiors and large outdoor areas providing the perfect haven for relaxed living.

- 2 generous bedrooms with built-in-robres, ceiling fans and air-conditioning.
- Lounge room with fireplace, ceiling fan and air-conditioning.
- Separate dining room plus a sunroom.
- Original yet impeccable kitchen, renovated bathroom.
- Large front verandah ideal for entertaining.
- Manicured gardens surround the home incorporating a carport and garden shed.

So much future potential to add your own personal touch or the perfect site to build your dream home (subject to council approval) is only enhanced by the highly sought after locale within walking distance to Ermington West Public School, local shopping and transport options.

Council Rates = \$400.00 per quarter approximately

Water Rates = \$148.00 per quarter

Land Size = 575.4sqm

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries.

**Open for Inspection**

By Appointment.

### Listed By

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