



16A Jervis Street, Ermington

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### MODERN LUXURY LIVING AT IT'S BEST

Custom built solid concrete duplex.

Finished to an impeccable standard, this flawless family home was designed with the utmost attention to detail. Showcasing outstanding craftsmanship throughout and designed to suit today's family lifestyle with a seamless floor plan and sundrenched outdoor entertaining areas. This wonderful home is unique in design and constructed to last.

- + Internal access from the garage
- + 4 great size bedrooms all with built in wardrobes
- + 3 bedrooms have direct access to the courtyard
- + Main bedroom with ensuite
- + Huge open plan and dining which opens onto the balcony
- + Gourmet Kitchen with 40mm stone bench tops and stainless steel gas appliances
- + Superior Bathrooms
- + Separate study or home office
- + Ducted Air Conditioning, video intercom and alarm system
- + Laundry with storage
- + Feature glass front entry door.
- + Quality tiled floors throughout the property
- + Grand timber and steel Staircase
- + Multiple garaging facilities plus storage with internal access
- + Under cover alfresco entertaining area ideal for those BBQ's
- + 3 separate store rooms within the basement area.

This is not your average duplex, with so many features to mention, this home is a must to inspect and has to be seen. Displaying a fantastic functional floor plan yet a modern masterpiece to call your home.

Waise Yusofzai  
Office: 9357 5900  
Mobile: 0418 968 169  
Email: [email protected]  
First National City Centre

**COMING SOON**

ID# 11872100168

**Auction Time**

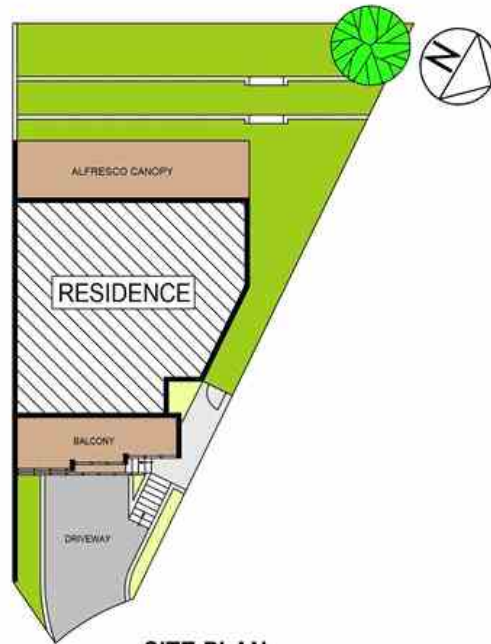


**Waise Yusofzai**  
0418 968 169

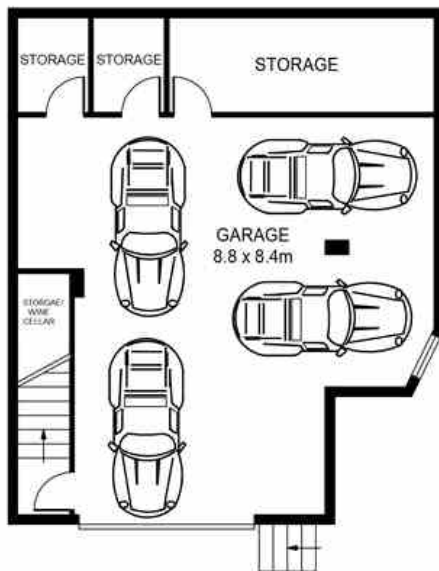
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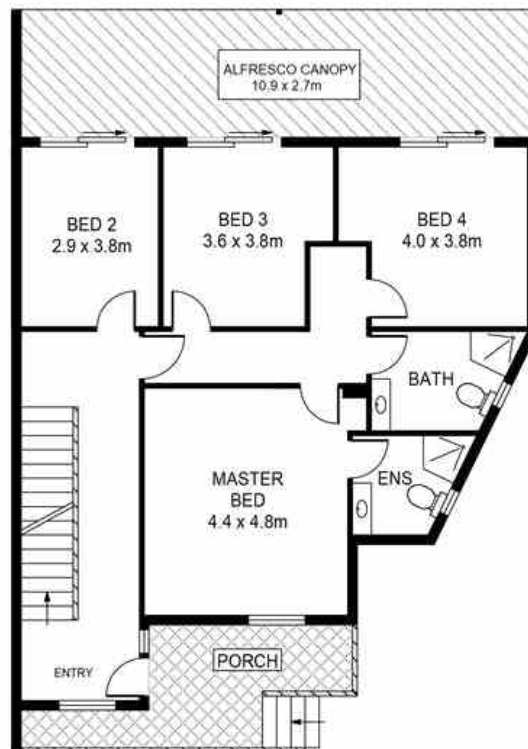
**SECOND FLOOR**



**SITE PLAN**



**GROUND FLOOR**



**FIRST FLOOR**

**16A JERVIS AVENUE, ERMINGTON**

**DISCLAIMER:**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.