



16B Hinkler Street Ermington, NSW 4 1 3 2

### Near-new family duplex with stunning, open-plan design

This stylish, deluxe duplex presents a rare opportunity to embrace a luxurious, low-maintenance lifestyle. Boasting a contemporary, generously proportioned layout, its bright and airy interiors, 2.7m high ceilings and stunningly enhanced indoor-outdoor domains beckon immediate family comfort, all just a stroll from schools, parks, and transport. Accessible to premier private schooling options, it's zoned for Ermington West Public, Macarthur Girls High, and Cumberland High.

- Crafted in 2021, with sundrenched, modern interiors fusing warmth and style
- Carefree entertaining with living and dining zones flowing to balcony and yard
- Modern, open plan kitchen with gas cooktop, breakfast bar, tiled splash back
- Generous master with wall-to-wall built ins, private balcony, indulgent ensuite
- Three more spacious bedrooms, all with built-in robes and timber-look floors
- All-weather balcony equipped with an outdoor kitchen and overlooking lush lawn
- Flexible study/home office and single auto lock-up garage with internal access
- Zoned, ducted air con, video intercom, internal laundry, and plenty of storage

**Price:** Auction (Unless Sold Prior)  
**Council Rates:** \$403.50 p/q  
**Water Rates:** \$173.29 p/q



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SITE PLAN



GROUND FLOOR



FIRST FLOOR



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.