



## SYLVANIA

3 2 1

This stylish three bedroom duplex offers contemporary light filled interiors and impeccably manicured mature gardens. Located within close proximity to local schools, parks, transport and offers a fantastic opportunity for those wishing to upgrade from apartment style living.

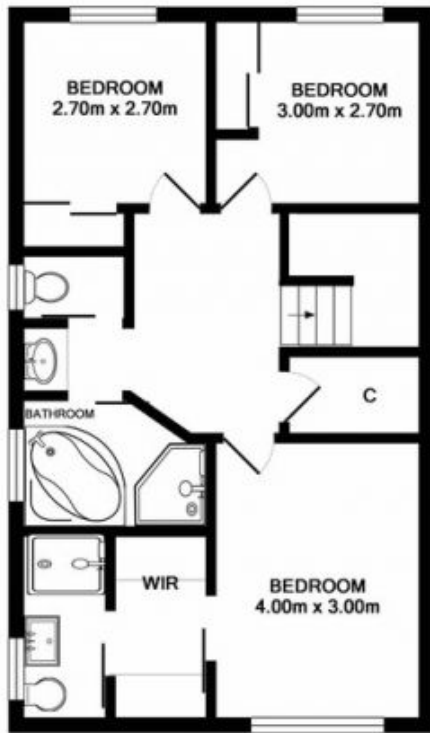
- North Facing, immaculately maintained duplex
- Functional floorplan with separate living & dining areas
- Large undercover outdoor entertaining area
- Sunny & impeccably manicured yards (front and back)
- Open plan kitchen with stone benches & island breakfast bar
- Three generous bedrooms, two with built-ins
- Master bedroom with walk-in-robe & renovated ensuite
- Three way main bathroom with corner spa bath
- Single garage with additional storage & off street parking
- Internal laundry & separate powder room downstairs

**Price** : \$ 1,020,000

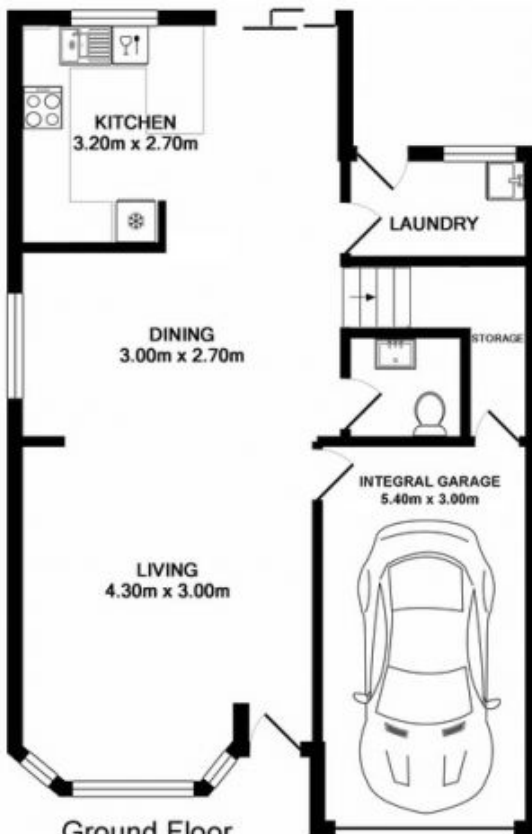
**View** : <https://www.cronullarealestate.com.au/sale/nsw/sutherland/sylvania/residential/semi-detached/5721701>



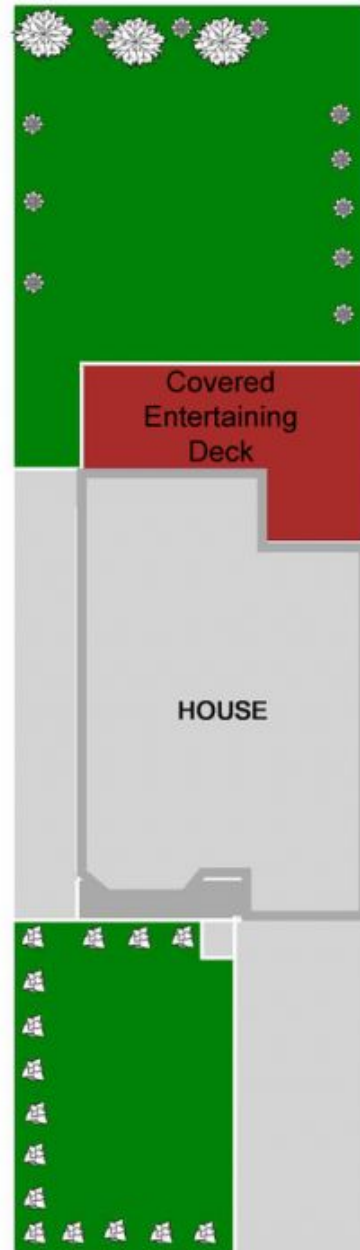
**Corey Bell**  
02 9523 9422



1st Floor



Ground Floor



Siteplan (not to scale)