



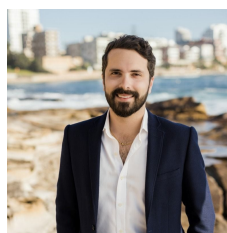
1/263 Box Road SYLVANIA NSW

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)
- New open plan kitchen featuring 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
- Located within close proximity to local schools, parks

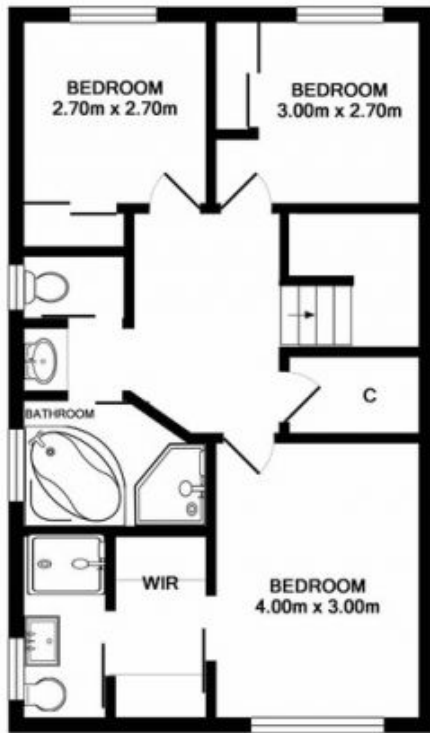
View : <https://www.cronullarealestate.com.au/sale/nsw/sutherland/sylvania/residential/semi-detached/5721890>



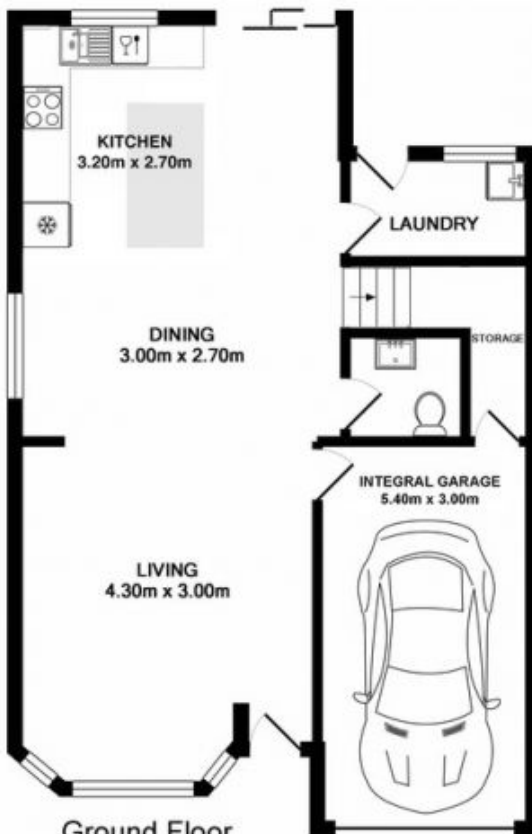
Corey Bell
02 9523 9422



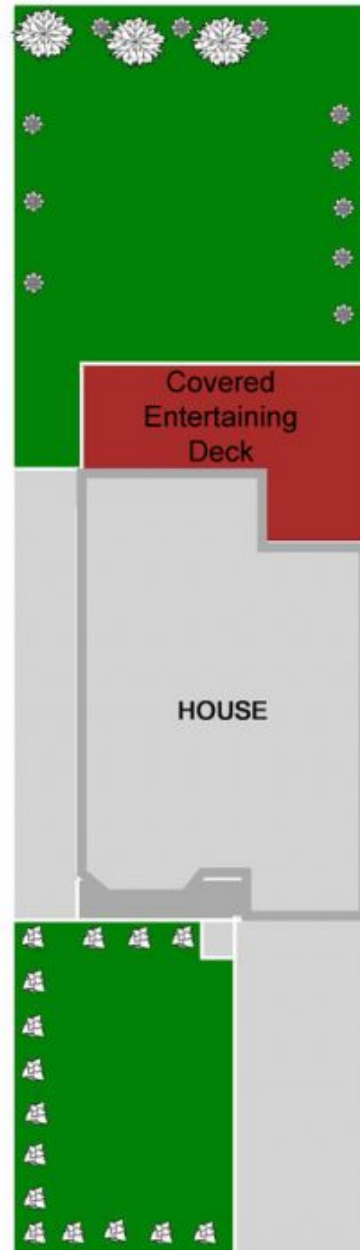
Adrianna May
02 9523 9422



1st Floor



Ground Floor



Siteplan (not to scale)