






**1/263 Box Road SYLVANIA NSW**

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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.

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

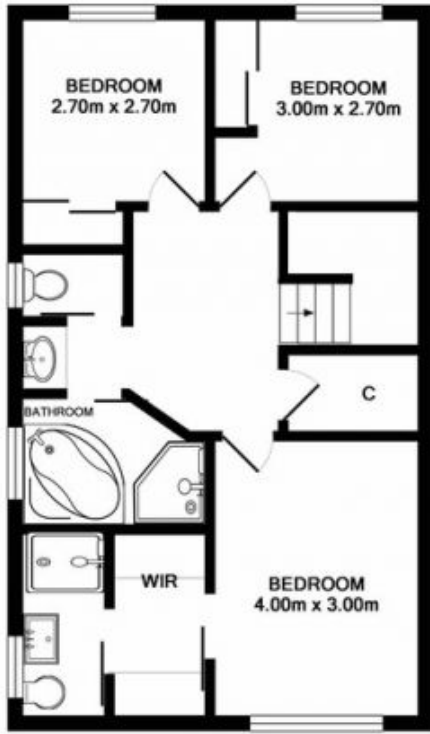
- North Facing, immaculately maintained duplex
- Functional floorplan with separate living & dining areas
- Large undercover outdoor entertaining area
- Sunny & impeccably manicured yards (front and back)
- New open plan kitchen featuring island breakfast bar
- Three generous bedrooms, two with built-ins
- 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



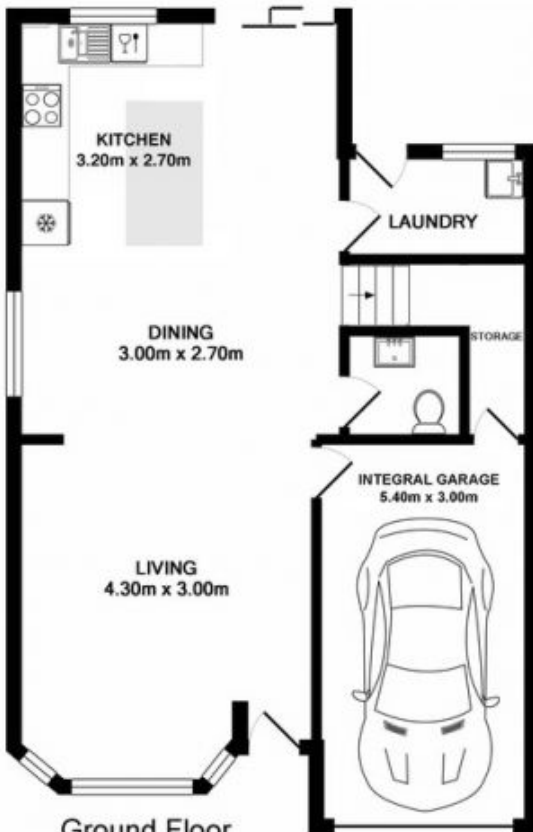
**Corey Bell**  
02 9523 9422



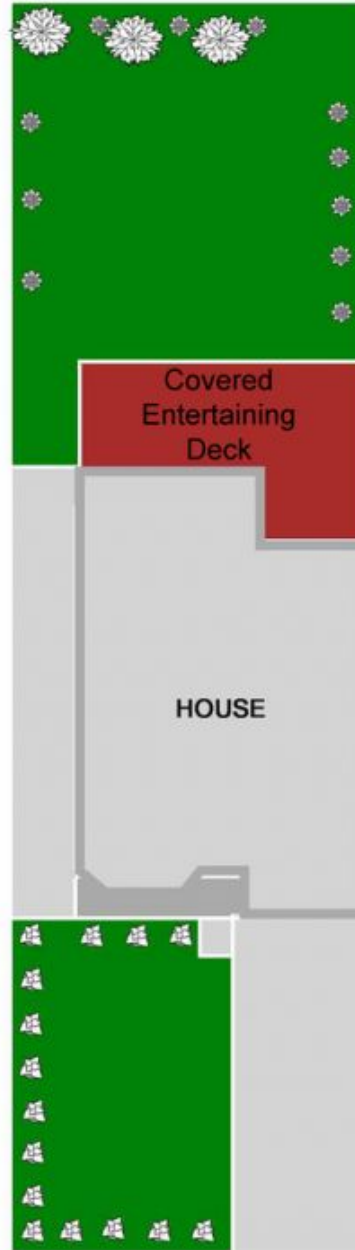
**Adrianna May**  
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1st Floor



Ground Floor



Siteplan (not to scale)



1/263 Box Road Sylvania

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