

# 10 Florida Street, Sylvania, NSW 2224

## House For Sale

Wednesday, 17 April 2024

10 Florida Street, Sylvania, NSW 2224

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **Auction | Unless Sold Prior**

Occupying a substantial 739.8\* approx parcel in a prestigious locale, this freestanding original residence presents outstanding potential and boundless possibilities to recreate/renovate or rebuild a brand-new contemporary family dream home befitting its prized address. Set back from the street, the residence comprises an original layout with formal and informal lounge areas and a separate dining all of which flows out to the covered entertaining deck which offers water glimpses and sun-lit grassed yard. Potential for expanded views from addition of a second story. This home is located just 250m away from Sylvania Marina, 2-minute drive to Foreshore Park & Tom Ugly's Boat Ramp, offering the perfect blend of community warmth and quick access to nearby amenities. Enjoy local cafes, shops, and parks within a short drive, while the bustling heart of Sydney sits just 22 km away, promising a blend of tranquility and metropolitan convenience.

**Features**

- Spacious 739.8 sqm block with a wide 18.29m frontage
- Prime development site w/ scope to build your dream home (STCA)
- Sun-drenched garden, fantastic for gatherings or potential expansions
- R3 zoning, unlocking additional development possibilities
- Well-cared-for original home with practical layout
- Kitchen equipped with essential appliances
- Sizeable bedrooms, main with built-in wardrobe
- Neat and tidy bathroom with separate shower and tub
- Workshop area plus additional utility and storage rooms