

# 108 Belgrave Esplanade, Sylvania Waters, NSW 2224

## Sold House

Saturday, 9 March 2024

108 Belgrave Esplanade, Sylvania Waters, NSW 2224

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 664 m2**

**Type: House**



Dave Watkins

## Contact agent

Perfectly located in an open waterfront position, this large family deep waterfront home will appeal to a wide range of buyers. Offering a private entry to the generously proportioned residence via a sunny, palm-studded enclosed private courtyard. The visitor is welcomed by an elegant formal living area that flows to casual, waterside living with a lovely covered outdoor alfresco entertaining space in front of the wide-open view, well proportioned country-style timber kitchen designed to cater for the largest family gathering with ease. The upper level is dedicated to 5 bedrooms with most rooms enjoying glorious open water views and balcony access. Features include - Large two storey brick family home - Picturesque open-view level 664 sqm deep waterfront block - 5 bedrooms most double/queen, built-ins and master en-suite - Loads of built-in storage throughout - 3 bathrooms include master ensuite - Fully tiled double garage with internal access - Large in-ground pool and safety-fenced waterfront - Approx 18m wide (or 60 feet) deep water frontage - Deep water mooring pontoon - Ideal family residence - tremendous potential to add further value! - Only short stroll to local shops, and a 5-minute drive to larger centres, such as Westfield Miranda - 15 min drive to National Parks for bushwalking, beach walking, bike riding, driving and water sports - 10 min drive to Sutherland Leisure Centre and Caringbah Leisure Centre - 10-minutes to Cronulla and Wanda beaches, 25-mins to the city and 11kms to the airport Sydney's only privately owned waterways property values are set to soar, with future planning of the new F6 motorway (SouthConnex) subject to RMS and state Govt approval will link Sutherland Shire to the CBD with an approx estimate travel time of 15 minutes.