

# 13 Castlereagh Crescent, Sylvania Waters, NSW 2224

## House For Sale

Tuesday, 12 March 2024

13 Castlereagh Crescent, Sylvania Waters, NSW 2224

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 658 m<sup>2</sup>

**Type:** House



Dave Watkins

## Contact Agent

Stylishly renovated to create a high standard of relaxed modern living, this instantly appealing home unfolds over an easycare single level layout that bathes in a prized north/east-to-rear aspect. Immaculately maintained and tastefully styled, it presents an outstanding opportunity for families who value convenience and ease of living within a highly desirable waterside enclave. Surrounded by multi-million dollar luxury homes in one of Sylvania Waters most coveted streets, it rests on a sunny 658sqm block (approx) and is situated within a short stroll to village shops, amenities and bus transport. Features include:- Formal lounge area complete with wet bar flows to the dining space - Bright, airy and spacious living area opens out to the sun drenched backyard- Low maintenance backyard features in-ground swimming pool with spa- Sleek modern kitchen equipped with quality appliances - Three of the four bedrooms have built/walk-in wardrobes - Second bedroom has built-in desk and direct bathroom access - Master features full luxury ensuite with wet area, study nook and outdoor access - Well appointed main bathroom, internal laundry/combined third bathroom- New ducted air conditioning, solar panels, garden storage room, dual side access- Internal access to secure automatic garage plus additional driveway parking- Moments to schools, sporting facilities, Southgate Sylvania and Westfield Miranda