

# 134a The Esplanade, Sylvania, NSW 2224

THE AGENCY

## Sold House

Thursday, 16 November 2023

134a The Esplanade, Sylvania, NSW 2224

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 588 m<sup>2</sup>

Type: House



Dane Hopper  
0285150350

**\$1,400,000**

Showcasing a sense of light, space and absolute privacy, this designer residence enjoys a tranquil botanic setting with a bright north-facing orientation. Revealing a free-flowing layout, its elegant interiors unveil a collection of living zones with high-sloped ceilings, floor-to-ceiling glass, reclaimed timbers and French doors. Seamlessly fusing a secluded ambience with everyday convenience, the property is located less than a five-minute drive from Southgate Shopping, quality schools and waterfront parks/swimming spots. Versatile layout offers an open design, adjoining sunroom and sunken family room- Spacious living/dining space, sunroom and family room both enjoy outdoor access- Easy flow to an array of alfresco/courtyard spaces, ideal for entertaining and dining- Island kitchen equipped with a bookcase, quality appliances and cupboard storage- Three double bedrooms each fitted with built-ins, master bed includes an ensuite- Full main bathroom features floor-to-ceiling tiles, internal laundry with bench space- Beautiful turnkey opportunity within a high-growth pocket of the Sylvania peninsula- Air-conditioning, downlights, timber floors, high sloped ceilings with neutral tones- Double garage in addition to a single carport and off-street parking, storage room - A street over from A R Hurst Reserve, close to public transport, eateries and shops For further information please contact Dane Hopper | 0428 434 744