

**2/47 Evelyn Street, Sylvania, NSW 2224**



**Unit For Sale**

Wednesday, 29 May 2024

2/47 Evelyn Street, Sylvania, NSW 2224

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Simon Saad  
0293015600

## Auction

Spanning a very generous 217sqm over two superbly designed levels, this boutique townhouse combines modern style and amenity for easy everyday living. The property is one of just four sophisticated homes set on an immaculately maintained block within 550 metres of sandy Holt's Marine Beach and Boat Ramp, the popular Canberra Road Oval and Sylvania Public School, making it ideal for active families and those seeking a connection with nature. A practical layout combined with clever glazing maximises space and natural light, as well as delivering a seamless transition to a BBQ terrace with louvered roof and level garden. With three well-proportioned bedrooms and a versatile home office space upstairs plus expansive open plan living areas on the lower level, there is ample room for the whole family to enjoy. A tandem lock-up garage is spacious enough to house a workshop or gym and a currently deactivated internal lift opens to both levels. Open living/dining flows to large BBQ terrace. Gourmet island kitchen with Smeg appliances. Bright bedrooms with BIRs, main with ensuite. Deluxe main bathroom, laundry with guest w/c. Ducted air-con, alarm system, intercom entry. Southgate Shopping Centre is a mere 1.3km away, while the bustling retail and entertainment hub of Westfield Miranda lies within 3km. Transport is a cinch, with a bus stop 100m away, and it's just a 15-minute drive down to beautiful Cronulla Beach. Disclaimer: Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. \*\* Some images included in the listing have been virtually staged to help showcase the intended use and true potential of spaces in the home \*\*