# 21 Terrace Avenue, Sylvania, NSW 2224

## House For Sale

**Tuesday, 9 April 2024**

**21 Terrace Avenue, Sylvania, NSW 2224**

**Bedrooms: 2**　　　**Bathrooms: 1**　　　**Parkings: 3**　　　**Area: 645 m2**　　　**Type: House**



Shirley Sun

**Contact Agent**

Boasting an impressive 16.555-meters frontage with land size 645sqm, offers excellent opportunity for further site developments. Nestled on the prestigious high side of the area with water views. Ideal for crafting your dream home or capitalizing on investment prospects, its prime location offers ultra-convenient within short walking distance to Southgate Shopping center, local schools, and network of bus routes.   Currently tenanted, the property ensures a reliable rental income as a savvy investment option.Partially renovated and well-maintained this 2 bedroom single swelling features a delightful sunroom connects to a formal living area. Key Features include:1.⬚Positioned on a high side of the area with water views 2.⬚Boasting an impressive 16.555-meters frontage with land size 664sqm, offers excellent opportunity for further site developments3.⬚Two generous sized bedrooms.  main with built-in wardrobes4.⬚Original functional kitchen equipped with electric  appliances, connects to a cozy dining area 5.⬚Spacious formal living room , compete with wall-mounted Air conditioning6.⬚Timber floor throughout 7.⬚Generously proportioned family room can convert into a third bedroom8.⬚Full bathroom with bathtub and shower9.⬚Driveway parking space up to three carsThis property is a fantastic opportunity for anyone looking a duplex site in a prime location with great potential.   Further enquiry and inspection please contact the agent Shirley Sun 0422 868 197.Disclaimer: We have in preparing the information used our best endeavours to ensure the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements herein. Prospective purchasers should make their own inquiries to verify the information contained herein.