

**26A Snowden Avenue, Sylvania, NSW 2224**

**Sold Duplex/Semi-detached**

Thursday, 5 October 2023



26A Snowden Avenue, Sylvania, NSW 2224

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 1**

**Area: 509 m2**

**Type:**

**Duplex/Semi-detached**



Cameron Hall  
0295289299



Greg Calderwood  
0295289299

**\$2,375,000**

A lesson in sophistication and style, this newly built five bedroom residence, set on a sizeable 509m<sup>2</sup> parcel of land, is an extraordinary achievement in design and quality, delivering a spectacular state of the art family home. The high end finishes and accent inclusions ooze luxury and offer every comfort imaginable.- Elegant entry foyer with smart keyless access- Fluid open plan living dining space offering high ceiling, built in speakers, gorgeous feature pendant lighting, a library wall and stunning electronic fireplace- Bespoke kitchen designed with feature lighting, stone benchtop and splashback, waterfall edge island featuring undermount black sink and Kleenmaid appliances including 900mm oven and 6 burner gas cooktop. Also substantial hidden butler's pantry for the ultimate host- Impressive outdoor kitchen fully equipped with built in barbeque and pizza oven, Kolner glass door fridge and built in speakers for the best in outdoor entertaining- Dedicated two tier cinema feature lighting and built in speakers- Multi user home office with built in cabinetry, storage cupboards and skylight- Grand master suite with angled ceiling, dual access walk through wardrobe with LED mirrored dressing table and stunning ensuite presented with floating stone vanity and brass fittings- Unique second master suite with private balcony, walk in wardrobe with LED mirrored dressing table and ensuite with dual shower head- Three additional bedrooms upstairs all featuring custom made cabinetry, two with built desks- Saltwater pool with frameless glass fencing adjacent to the outdoor entertaining area- Exclusive Basketball Half Court with adjustable height ring system that the whole family will enjoy- Single garage with remote entry, storage cupboard and internal access- Additional features include: 4,000L water storage tank, Rennai instant hot water system, alarm system, video intercom security system with four camera's and Bosch ducted air conditioning with four zone WIFI control- Stroll to local cafes, restaurants, schools, sporting fields and Southgate Shopping Centre- Within close proximity to the beautiful George's River and boat ramps- Short drive to Westfields Miranda, Cronulla Beach and The Royal National ParkFlawlessly finished with exceptional quality features throughout, this outstanding residence will appeal to the astute buyers desire for luxe family living.Land Size: 509m<sup>2</sup>