

**271 Box Road, Sylvania, NSW 2224**

**FOX & WOOD**

**Sold House**

Wednesday, 27 March 2024

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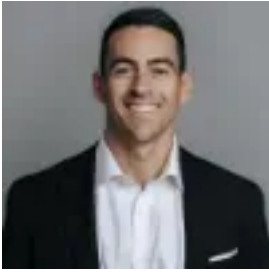
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 575 m2**

**Type: House**



Danny Fox  
0408718118



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**\$1,675,000**

A modern single-level home offering easy family living, a comfortable lifestyle and a sunny Northerly aspect in the heart of Sylvania. Offering both functionality and flexibility, the home is open, spacious and light-filled with a large entertainer's kitchen complete with a butler's pantry, multiple living spaces including an extensive family room that flows outside to the private and level low-maintenance backyard haven - the perfect blend of space for entertaining guests in the alfresco dining area while you keep an eye on the kids playing in the large grassed yard. Out the back there's also a studio, which can easily transform into a home office space, external rumpus, or home business. A wonderfully versatile home perfect for a family. Why you'll love it -

- Beautifully renovated single-level brick home in an ultra-convenient location - close to schools, shops and sports grounds.
- Privately positioned behind mature hedges and gardens.
- A choice of front or rear living spaces - the front "L" shaped lounge & dining room features polished timber floors while the tiled rear family room flows effortlessly to the back deck and yard.
- Contemporary kitchen - gas cooking, stainless steel appliances including dishwasher, large breakfast bench & walk-in pantry.
- Covered entertainers deck flows to a private, level and low maintenance backyard - the perfect space for kids, pets and entertaining.
- Four generous bedrooms, all with built-in wardrobes.
- Ducted air-conditioning and LED downlights throughout the home.
- Modern family bathroom featuring floor to ceiling tiles, quality fittings & finishes and freestanding bathtub.
- Internal laundry with plenty of storage and second full bathroom.
- Versatile external home office, rumpus or workspace which includes air-conditioning and plumbing.
- Tandem carport with remote controlled gate plus additional off-street parking for multiple vehicles. Large garden shed for extra storage.
- Quarterly rates - Council \$483, Water \$173.
- Land size - 575sqm.