

**293 Box Road, Sylvania, NSW 2224**

THE AGENCY

**House For Sale**

Wednesday, 17 April 2024

293 Box Road, Sylvania, NSW 2224

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 626 m<sup>2</sup>**

**Type: House**



Dane Hopper  
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## For Sale | Contact Agent

Positioned just minutes from Southgate shopping village, local parks and schools is this large brick residence with huge potential. Offering a generous 626sqm block of land and a prized rear north aspect, the property captures leafy district views and water glimpses and is drenched in sunlight all day long. Ideally suited for dual family living, the current home offers four spacious bedrooms, all with built in robes, two bathrooms, a large open plan living area, updated kitchen with stone benchtops, stainless-steel appliances and spacious dining area. The home truly captures its expansive views from the large wrap around balcony, stretching right across the upper level, it is perfect for year-round entertaining and offers scope to improve the existing design. The block also offers scope for re-development as a dual-occupancy site.- A large grassy yard, entertaining patio- Spacious double garage with internal access- Potential for the lower level to be self-contained quarters- Split system air-conditioning- Large laundry area with ample storage throughout and rear staircase to upper level- Positioned just a short drive to Miranda Westfield and close to local transport amenities