

**3 Bogan Avenue, Sylvania Waters, NSW 2224**

**Sold House**

Wednesday, 6 September 2023



3 Bogan Avenue, Sylvania Waters, NSW 2224

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 701 m2**

**Type: House**



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**\$3,400,000**

This original two storey home presents a fantastic waterfront opportunity. Offering open plan living with five bedrooms, oversized kitchen, huge covered outdoor entertaining and inground swimming pool, this large west facing block looking down the canals of Sylvania Waters is your chance to live the dream. Situated on 701.9m<sup>2</sup>, this property boasts an existing pontoon and floating dock, perfect for boat owners or water sports enthusiasts to take advantage of this coveted lifestyle. This property comes complete with a DA approval for a stunning four-bedroom, three-bathroom home with separate study, second living room plus a billiards room, heated in-ground pool, DLUG and a huge basement space. With all the hard work already done for you, you can live comfortably now while you wait to build your dream home. Close to primary and high schools, Westfield Miranda and Southgate shopping centre, with a flat walk to a bus stop at the end of your street. - Large five bedroom home - Huge outdoor undercover entertaining - Level, grassy fenced yard - In ground pool - Floorboards throughout - DA approved for stunning new home