

# 35/1 Koorooma Place, Sylvania, NSW 2224

**gavan**property

## Sold Townhouse

Sunday, 11 February 2024

35/1 Koorooma Place, Sylvania, NSW 2224

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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**\$950,000**

Situated in a serene waterside complex with its own private jetty access, this double brick, terrace-style townhouse offers low maintenance living in a resort-style location. Ready to move straight in and enjoy, the open plan living spaces and light filled interiors make this home perfect for young families, investors and those seeking to downsize. Boasting a dual-level layout with high ceilings and an appealing open-plan design, this property seamlessly blends contemporary style with practical living spaces. The thoughtful floorplan presents a smooth indoor/outdoor flow from the living spaces through large glass sliding doors. The modern kitchen comes complete with stainless steel appliances, ample bench and cupboard space plus a convenient servery. Upstairs, two of the bedrooms feature built-in wardrobes, whilst an additional third bedroom serves as a flexible space for a nursery, study or home office. The bathroom is well-appointed to the bedrooms and includes a separate bath and shower for added comfort and functionality. The outdoor areas of the home are truly a highlight with a welcoming entry terrace plus a private rear alfresco entertainer's patio with plenty of room for outdoor seating. This overlooks a level grassed lawn which leads to a private reserve, an ideal play area for children. Practical amenities such as a spacious double garage with plenty of storage space, internal laundry, additional downstairs powder room, air conditioning and a security intercom system ensure a comprehensive and comfortable living experience. Positioned just moments to the shores of the Georges River, close to cafes, schools, transport and shopping precincts including Southgate and Miranda shopping centres, this fantastic townhouse presents a convenient lifestyle opportunity in a highly sought-after location. Strata Levies: \$1,342.85 per quarter Council Rates: \$367.50 per quarter