

**40 Sylvan Street, Sylvania, NSW 2224**



**Sold House**

Friday, 29 September 2023

40 Sylvan Street, Sylvania, NSW 2224

**Bedrooms: 3**

**Bathrooms: 1**

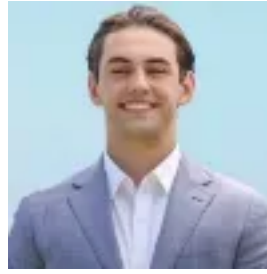
**Parkings: 2**

**Area: 569 m2**

**Type: House**



Adam Crawley  
0295449595



Declan Fallah  
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**\$1,585,000**

Situated in a peaceful street in Sylvania, this single-level home offers space for the whole family. The light-filled residence has a practical floorplan for first-time buyers, families or investors. It is conveniently located near local shops, schools and public transport links. Features of the home include:- Spacious front porch and entry foyer- Practical single-level floor plan- Formal lounge room with air conditioning- Updated kitchen with electric stove, dishwasher and breakfast bar- High ceilings throughout- Dining area with air-conditioning- Master bedroom with built-in mirror wardrobe- Second bedroom with robe- Third bedroom has the potential to be a home office- 3 good-sized bedrooms in total- Bathroom with separate shower, bath, vanity and toilet- Laundry with second toilet- Large, grassy backyard with established plants- Private outdoor paved entertaining area- Single lockup garage plus a carport in front- Brick construction with a tiled roof We invite you to inspect this opportunity to enjoy a home that provides a quiet, family atmosphere featuring low-maintenance living. Land rates: \$434.40 per quarter Water rates: \$173.29 plus water usage per quarter When looking at properties it's important to have confidence in how much you can borrow. As Ray White are partnered with Loan Market they can make this simple and easy for you. Should you wish to know your borrowing powers simply go to [www.loanmarket.com.au/brokers/jason-wylie](http://www.loanmarket.com.au/brokers/jason-wylie) now and our Loan Market broker will be in touch.