

**5/9 Melrose Avenue, Sylvania, NSW 2224**

**ONE**AGENCY

**Sold Villa**

Sunday, 10 March 2024

5/9 Melrose Avenue, Sylvania, NSW 2224

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Adam Wylie  
0418201913



Liz Butler  
0413736667

**\$1,162,000**

A rare opportunity superbly located in a private boutique complex, this immaculately presented villa offers generously sized, light filled modern interiors and provides an appealing lifestyle that is only a short stroll from local schools, waterways, boat ramps and amenities including Southgate Shopping Centre, city buses, local cafes, and restaurants.- Single level open plan living & dining area - Large private courtyard with sunny aspect easily catering to entertainers- Three generous sized bedrooms, ensuite to main all with built-ins- Internal laundry, single lock-up garage with additional storage area and internal access- High ceilings, timber floors throughout plus plenty of storage throughout the home - Located within close proximity to Southgate, Sylvania Public School and popular restaurants