

**5 Warrego Avenue, Sylvania Waters, NSW 2224**

**McGrath**

**Sold House**

Wednesday, 16 August 2023

5 Warrego Avenue, Sylvania Waters, NSW 2224

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 796 m<sup>2</sup>**

**Type: House**

**\$3,650,000**

Commanding a prestigious waterfront position at the gateway to James Cook Island, this ultra-spacious family home captures far reaching views and comes complete with excellent boating facilities. Perfect for large families, it provides an abundance of space over two light levels and enjoys a sunny corner block position with dual street access. - Level access to private jetty, pontoon and dry dock with winch - Open plan living and dining area bathe in north easterly aspect- Covered entertaining area features built-in BBQ and wet bar- Solar and gas heated in-ground pool complete with gas heated spa- Separate family room plus versatile upper level study space- Quality timber kitchen equipped with stainless steel appliances - Five oversized bedrooms have built/walk-ins and ceiling fans- Luxury master suite with stunning views opens to sunlit balcony - Well presented fully tiled bathrooms, one includes a spa bath- Ducted air conditioning, internal laundry, plenty of storage - Internal access to double lock-up garage, off street parking - Easy level walk to village shops, cafes and bus transport - Minutes to local schools, Southgate and Miranda shopping centres