

# 9 Murrumbidgee Avenue, Sylvania Waters, NSW 2224

## House For Sale

Wednesday, 6 December 2023

9 Murrumbidgee Avenue, Sylvania Waters, NSW 2224

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 562 m2**

**Type: House**



Dave Watkins

## Contact Agent

Perfectly designed for both family comfort and hosting gatherings, this spacious residence features a bright single-level layout with expansive modern interiors and serene outdoor areas. Nestled on a convenient sought after street, moments away from Sylvania Waters Shopping Village, Bowling club and all amenities Features Include: •A versatile array of expansive living, dining, and lounge spaces •A covered alfresco deck ideal for entertaining, overlooking a saltwater pool •Well-established landscaped gardens and a child-friendly, level lawn •A gourmet granite kitchen with Smeg appliances and custom cabinetry •Stylish bathroom showcasing Methven tapware and stone basins •3/4 bedrooms most built-in wardrobes •Ducted air conditioning, timber floors, and ample storage throughout •Secure lock-up garage with direct internal access, along with additional space for a boat •Convenient proximity to village shopping, Southgate shopping center, diverse dining options, and local amenities •Easy access to Lucy's Cafe, boat ramp, park, schools, and the bowling club