

# 9 Sylvan Grove, Picnic Point, NSW 2213

**McGrath**

## Sold House

Tuesday, 16 January 2024

9 Sylvan Grove, Picnic Point, NSW 2213

Bedrooms: 4

Bathrooms: 4

Parkings: 3

Area: 562 m2

Type: House



Matthew Laface  
0287608888



Heber De Carvalho  
0287608888

**\$1,876,000**

A brand new top-down renovation has transformed this family home, creating a modern retreat of superb style and quality in a peaceful leafy setting. It enjoys a wonderful sense of privacy, backing onto the beautiful greenery of Sylvan Grove Native Garden.- Full brick ground floor provides generous living/dining zones- Seamless flow to wide covered terrace for easy entertaining- Huge level backyard set against relaxing bushland backdrop- Statement stone island kitchen features stainless appliances- Four large bedrooms, all with built/walk-in robes, two chic ensuites- Main bedroom has reclaimed hardwood feature wall, balcony- Engineered hardwood flooring, ducted air conditioning, alarm- App-controlled swipe card access, drive through triple garage- Close to bush walking trails, schools, shops and train stations- Just a few minutes to riverside Fitzpatrick Park and boat ramp