

4 Bogan Avenue, Sylvania Waters, NSW, 2224

House For Sale

Friday, 25 October 2024

4 Bogan Avenue, Sylvania Waters, NSW, 2224

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



John Basa
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Dave Watkins
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Full brick single level home with jetty, pontoon and 26m wide deep waterfrontage

Embracing magical morning sunsets and stunning water vistas from its exclusive address in the desirable Murray Island enclave, this single level residence is perfectly positioned to host an exceptional in-outdoor family lifestyle. Fronting onto a 26m wide deep water-frontage complete with private jetty and pontoon for boat mooring, the solid double brick home has been recently revitalised with fresh paint, new timber flooring and modern updates throughout, capitalise on future value added additions with solid foundations for a second storey. Enjoy level interiors with picturesque outlooks framed by beautiful bay windows, 4 spacious bedrooms, including 2 with their own ensuite, as well as a glass sunroom and solar heated salt water pool, both enjoying a privileged position along the water's edge. Peacefully placed in one of Sylvania Water's finest locations, positioned on a large 798 sqm block with a wide 33m street-frontage.

Highlights include:

- Solid full brick constructed single level home, prime for second storey additions
- Welcoming street appeal with beautifully landscaped front garden
- Flowing lounge/living area, separate dining room off kitchen, glass sunroom
- Immaculate kitchen equipped with brand new gas oven & rangehood, walk-in pantry
- 4 great sized bedrooms, 2 capture water views and have their own ensuite
- Main bathroom features walk-in shower, internal laundry with storage and 4th w/c
- Fully paved low maintenance backyard with solar heated salt water pool
- Versatile store room could convert to study space, air conditioning
- 2 driveways with potential to create circular driveway
- 1 driveway leads to double garage with internal access to home
- Second driveway leads to backyard for additional secure parking
- Quick walk to village shops, buses and playing fields with Southgate Shopping Centre & Westfield Miranda just minutes away