

1/32-38 Evelyn Street, Sylvania, NSW, 2224



Townhouse For Sale

Wednesday, 25 September 2024

1/32-38 Evelyn Street, Sylvania, NSW, 2224

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Sophisticated Elegance | Spacious Townhouse

Enjoying a private and peaceful setting in an exceptionally well-maintained boutique development of only six, this stately townhouse is instantly inviting. Thoughtfully designed to cater for all the demands of modern living yet offering the perfect place to unwind and relax in the spacious interiors that flow effortlessly to an entertainer's courtyard with lush established gardens.

Adding to the appeal is the quiet location and convenience to nearby bus stops, sporting grounds, restaurants, cafes, Holts Point Place Boat Ramp and Southgate Shopping Centre. An ideal choice for young families or those looking to downsize without compromising on space or ease of living.

- Expansive layout featuring open plan living and dining area
- Sun-soaked courtyard offers private and easy-care grounds
- Quality stone kitchen with gas cooking and Smeg appliances
- A second living area provides an alternate space to unwind
- Three queen bedrooms, all featuring built-in wardrobes
- Premium master suite of a generous size with stylish ensuite
- Modern bathroom is fully appointed and tiled floor-to-ceiling
- Private balcony with pleasing outlook over the Georges River
- Secure gated entrance, intercom and ducted air conditioning
- Double lock-up garage with internal access, guest parking
- Convenient to transport, waterways and Southgate Shopping Centre

Total: 298sqm (approx)

Strata: \$1360 per quarter (approx)

Council: \$400 per quarter (approx)

Water: \$173 per quarter (approx)

Auction: Onsite Saturday 19th October – 3:00pm

Contact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524