

**2/45 Easton Avenue, Sylvania, NSW 2224**



**Townhouse For Sale**

Wednesday, 3 July 2024

2/45 Easton Avenue, Sylvania, NSW 2224

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Michelle Michell  
0295226999



Troy Colman  
0295226999

**For Sale \$1,150,000 - \$1,250,000**

This ultra modern two bedroom luxury townhouse delivers superb finishes and thoughtful cutting-edge design features throughout. Quietly located yet only a short walk to Southgate Shopping Centre and local buses connecting to Hurstville and Miranda. - Two spacious bedrooms both fitted with built-in wardrobes- Additional living or office space located on the upper level - Open plan living and dining area benefits from natural light- Granite kitchen inc gas cooking, Fisher & Paykel appliances- Spacious interiors and neutral tones promise relaxed living- Chic bathrooms with exquisite tiling and concealed cisterns- High ceilings and shadowlines create a sense of space- Garage with spray + sealed broom finish, internal access- Front courtyard on title allows for additional parking space- Private and secure grassed yard ideal for children or pets - Ducted Daikin air-conditioning and Hills touch screen alarm - Instant gas hot water, LED lighting, gas bayonets for BBQ - Walk to shopping centre and buses connecting to Hurstville Total Area: 241sqm approx. Council Rates: \$368 p/q approx. Water Rates: \$171 p/q approx.