



259 Sylvania Road Gymea Bay, NSW

 5

 2

 1

## Ideal Investment

- Situated on an expansive 694sqm site with a 15.24m frontage (approx.)
- Spacious living room with an inviting fire place and a leafy outlook
- Master bedroom provides the convenience of an ensuite and external access
- Four additional, proportioned bedrooms with three featuring built-in wardrobes
- Well-sized bathroom and a combined second bathroom with laundry
- Air-conditioning, linen or storage cupboard and a peaceful sun room
- Level grassed backyard and a lock-up garage with a generous storage area
- 1.4km (approx.) to Gymea station and 1.9km (approx.) to Miranda station

**Price:** Contact Agent

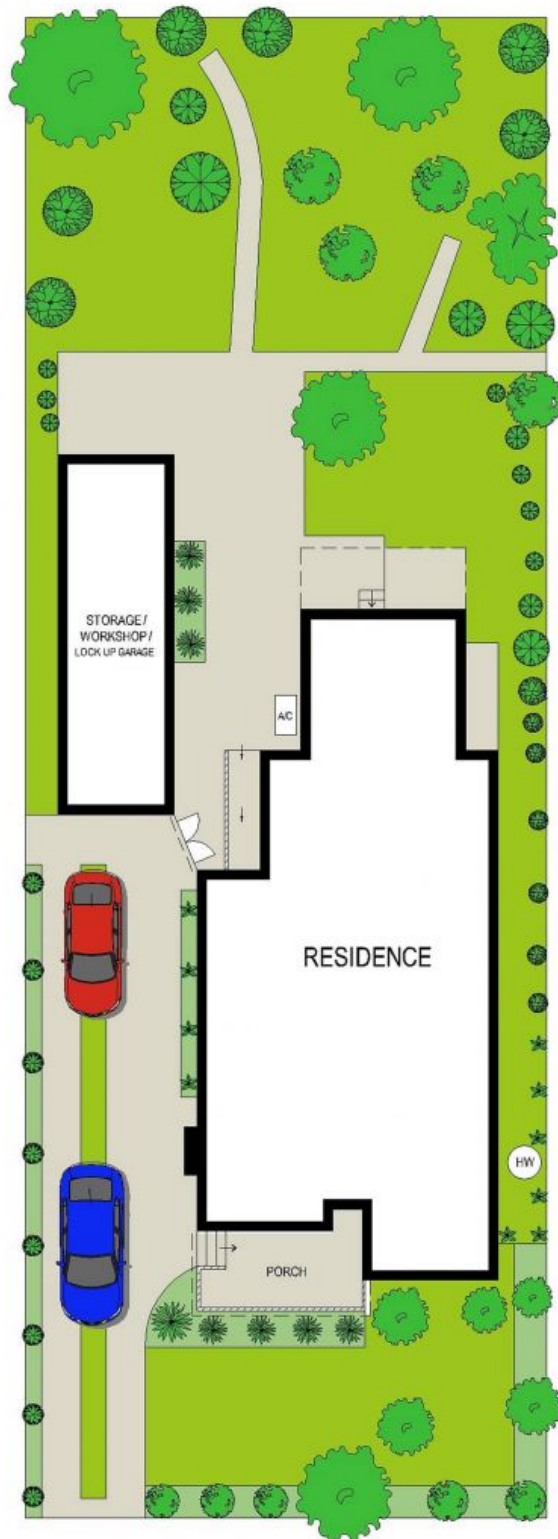
**Council Rates:** \$254.00 p/q

**Water Rates:** \$171.96 p/q

**Harwood**  
PROPERTY AGENTS

**Lucas Harwood**

0431 001 001



ADDRESS: **SITE PLAN (NOT TO SCALE)**  
**259 Sylvania Road South, GYMEA BAY**

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.

