



## 215 Box Road Sylvania NSW

4 3 1

A superb statement in quality and style, this near new Torrens title luxury residence is custom designed to deliver the ultimate family lifestyle. It offers a spectacular lifestyle retreat with high quality finishes and a focus on excellent functionality and ease of in/outdoor living. Contemporary interiors offer a flowing layout over two light filled levels with soaring ceilings, open living areas and a level flow to private backyard and outdoor entertaining area. There are four generous bedrooms including a master with walk-in robe, ensuite and balcony, and a deluxe stone kitchen with high-end appliances. It also provides a convenient setting being situated close to schools, shops and parks.

? Spacious open plan living and dining with a sleek modern kitchen

? Private landscaped and child friendly grass yard allowing minimal maintenance

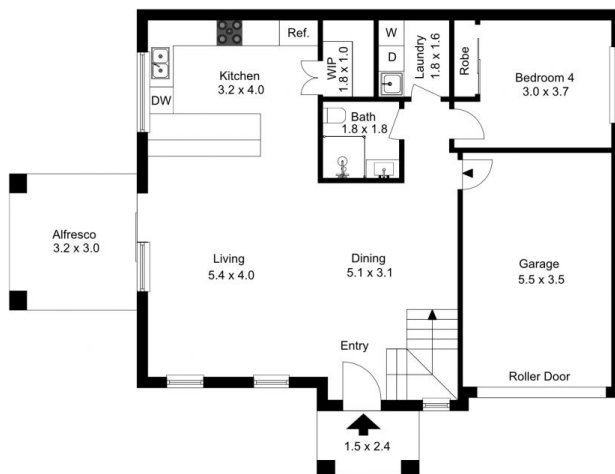
**Price** : \$ 1,427,000  
**Land Size** : 290 sqm  
**View** : <https://www.luxebyymm.com.au/sale/nsw/sutherland/sylvania/residential/semi-detached/6440770>



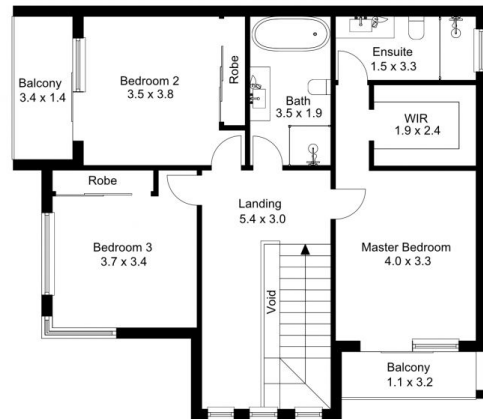
**Maurice Maroon**  
02 9547 0008



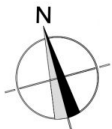
**Frances Maroon**  
02 9547 0008



Ground Floor



First Floor



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

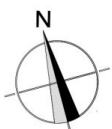
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Ground Floor



First Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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