



### 302 Sylvania Road Gymea Bay NSW

3 1 2

Set on a commanding corner position and situated in a gorgeous prestige bayside suburb this truly is an opportunity to either renovate or build your new dream home with a desirable wide street frontage of 15.24m.

**Land Size** : 597 sqm  
**View** : <https://www.luxebymm.com.au/sale/nsw/sutherland/gymea-bay/residential/house/7031906>

Currently comprising a single level well maintained brick home with combined living and dining areas opening onto outdoor patio and sunny backyard. Convenient corner location allowing dual street access, level grounds and beautiful leafy street.

- ? Additional family room leading to covered outdoor area
- ? Up to date kitchen with meals area
- ? Three comfortably sized bedrooms, two with built-in robes
- ? Bathroom with separate bath & shower
- ? Internal laundry



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GROUND FLOOR



(NOT IN POSITION)



SITE PLAN



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



302 Sylvania Road South, GyMEA Bay