



35 Edward Street Sylvania NSW

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Spacious and special, this lovely 2-level 4-bedroom freestanding home offers ideal family living in a quiet pocket of Sylvania, close to the Georges River and local schools and cafes. Complete with expansive outdoor entertaining areas and a sun-blessed pool zone, it showcases an excellent indoor-outdoor lifestyle. With the convenience of front double LUG and light-filled interiors, it represents an excellent opportunity.

Land Size : 557 sqm
View : <https://www.luxebyymm.com.au/sale/nsw/sutherland/sylvania/residential/house/7169048>

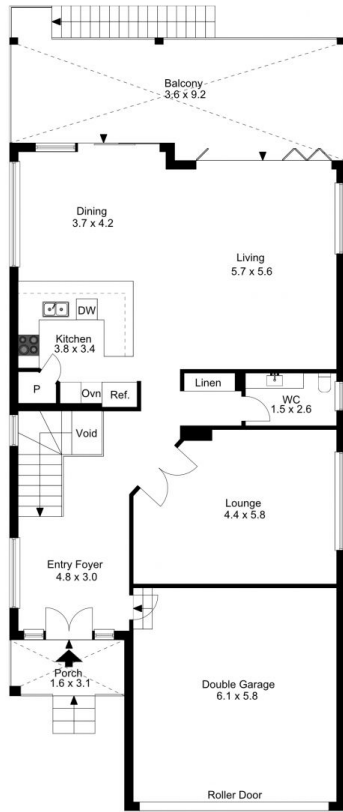
Presenting to the street with a wide front driveway leading to the LUG, the home opens to a front porch flowing to an entry hall and onto a formal lounge and further to the radiant living/dining, with adjacent sleek kitchen. Opening via bi-fold doors to a sun-washed balcony, great for dining, this is a superb space for relaxed family living. The lower bedroom zone is peaceful, with the master bed featuring en-suite, walk-in robe, and direct access to the rear



Heidi Baines
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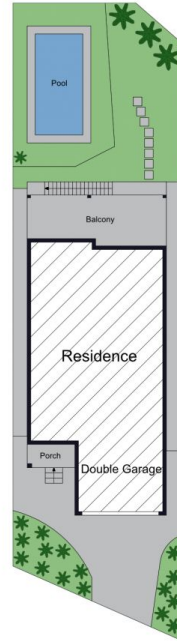
Maurice Maroon
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Entry Level



Lower Level



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Entry Level



Lower Level



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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