



### 34 The Esplanade Sylvania NSW

4 🛏 2 🚿 2 🚗

Ideally situated in an exclusive waterfront reserve position, this attractive brick residence is bursting with promise and opportunity and offers a great chance to add some excellent value to such a well-located property. The home is presented in solid and comfortable order and holds outstanding potential for buyers looking to make their mark in the highly popular Sylvania market with scope to renovate, redesign or knockdown and rebuild down the track (STCA).

The property is set up high and enjoys cooling breezes, great natural light and elevated water outlooks over the trees to Oyster Bay. Its versatile floorplan has been well-maintained and comes with two self-contained levels, both with a kitchen, bedrooms, bathroom and living areas. There are three bedrooms upstairs plus a large theatre room/4th bedroom and family area on the lower level. A

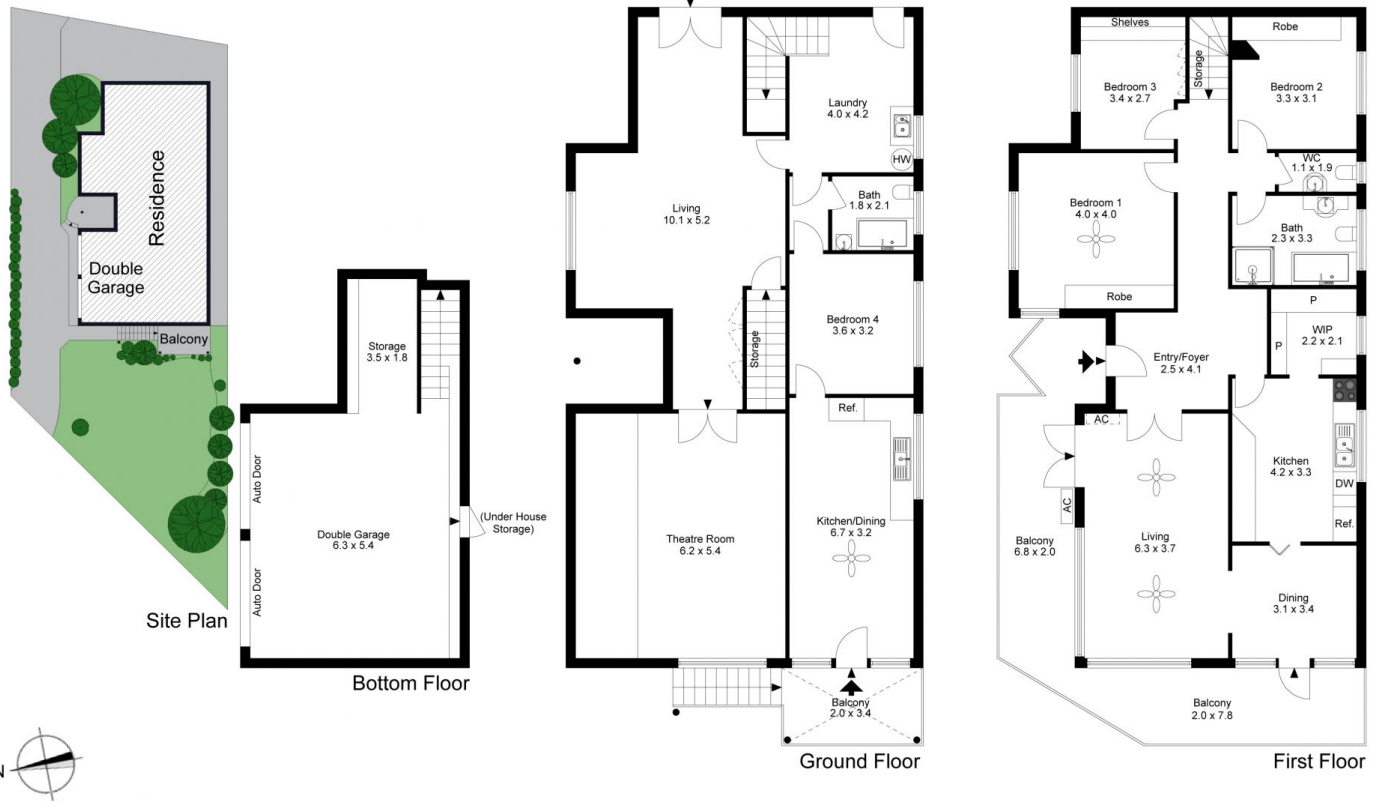
**Price** : \$ 1,405,000  
**Land Size** : 556 sqm  
**View** : <https://www.luxebyymm.com.au/sale/nsw/sutherlandland/sylvania/residential/house/7382415>



**Maryanne Cassar**  
02 9547 0008



**Maurice Maroon**  
02 9547 0008



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.

Produced by **DIAKRIT**



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.

Produced by **DIAKRIT**