



## 12 Albert Avenue Sylvania NSW

3 2 1

Perfectly positioned within a quiet street, this three bedroom family home is ideally located within close proximity to Southgate shopping village, schools and public transport. \*Please Note - In-ground swimming pool not in use or accessible\*\*

- Three bedrooms, all with wardrobes
- Additional study area with built-in desk
- Spacious living & dining rooms
- Updated kitchen & bathrooms
- Polished floorboards throughout
- Garage with drive-thru access to rear yard

Please register for inspections via 'Book Inspection' or 'Email Agent' buttons.  
Otherwise we unfortunately aren't able to notify you of any

**View** : <https://www.gibsonpartners.com/lease/nsw/sutherland/sylvania/residential/house/6343355>



**Chris Malliate**  
02 9523 1333