



## 17A Terrace Avenue Sylvania NSW

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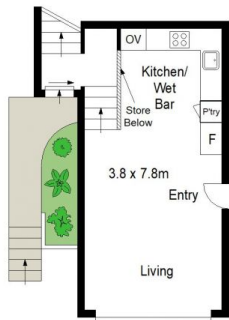
Presenting this unique duplex-style home offering an extraordinary flair and a spacious split-level layout that is predominantly spread over the top level. Featuring 3 generous bedrooms, 2 separate living areas, modern kitchen, stylish new bathroom and a sundrenched west facing rear yard with level lawn and salt water inground pool for all of the family to enjoy.

- Modern open plan kitchen with adjoining family lounge/dining area
- Large rumpus & study nook with balcony overlooking the rear yard
- 3 bedrooms (main with large BIR) plus children's play room/loft
- Renovated bathroom with free standing bath & laundry facilities

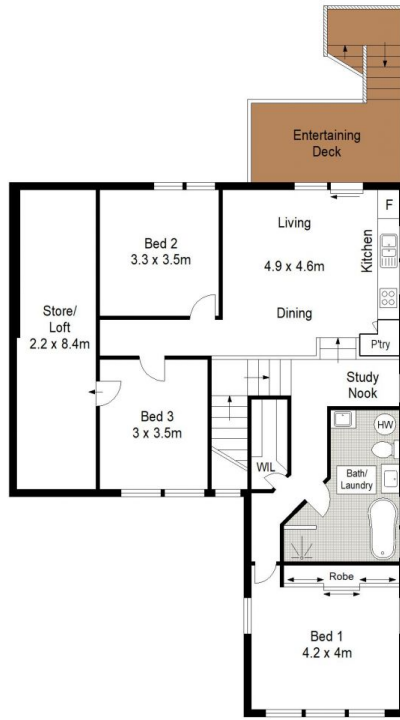
**View** : <https://www.gibsonpartners.com/lease/nsw/sutherland/sylvania/residential/semi-detached/7025162>



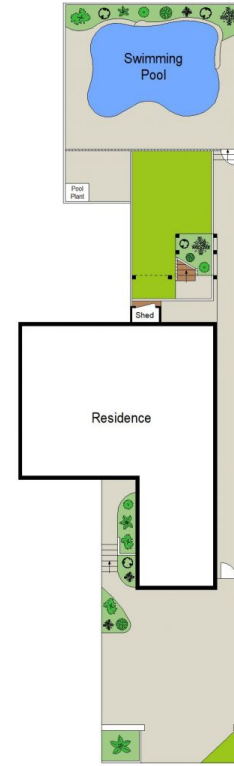
**Abbey Smith**  
02 9523 1333



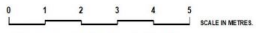
GROUND FLOOR



FIRST FLOOR



SITE PLAN (NOT TO SCALE)



Gibson Partners Real Estate Pty Ltd

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.



17A Terrace Avenue, Sylvania

**GIBSON**