

**10/15 Clare St, Sylvania, NSW, 2224**



**House For Sale**

Wednesday, 13 November 2024

10/15 Clare St, Sylvania, NSW, 2224

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adam Crawley

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## Low Maintenance Townhouse-Style Apartment with Stunning Water Views

Claiming an ideal top-floor position with breathtaking water views over the Georges River, this magnificent home boasts a spacious multi-level design and abundant northern sunlight which floods the interiors. Situated in a boutique complex of just ten apartments, this elegant residence offers an abundance of outdoor space, including a huge wrap-around balcony stretching along the perimeter of the entire apartment, perfect for family gatherings and special occasions. With seamless connections between indoor and outdoor living areas, this home ensures easy-care living and effortless entertaining. Perfectly suited for families, retirees and investors alike, it promises a low-maintenance and convenient lifestyle just moments from the water's edge.

### Property features:

- Spacious open plan living and dining area filled with natural light from all angles
- Modern kitchen with ample storage space featuring Caesarstone benchtops, eat-in bench, dishwasher, and sleek Smeg appliances
- Three generously sized bedrooms upstairs, all with balcony access and complete with built-in wardrobes and ceiling fans
- Main bedroom features sweeping water views and it's own private ensuite
- Luxurious main bathroom featuring underfloor heating, a double shower, and a spa bath
- Three balconies covering all aspects
- Video intercom & alarm system
- Split system air conditioning located in main bedroom and living area for year-round comfort
- Internal laundry with extra storage space and a 3rd toilet
- Oversized remote double lock-up garage with internal access to the complex
- Close proximity to local schools, Southgate shopping centre, buses, and restaurants

### Approximate outgoing expenses:

Strata - \$2,346.67 per quarter

Water - \$172.79 + usage per quarter

Council - \$404.30 per quarter

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