

**44 Melrose Avenue, Sylvania, NSW, 2224**

**House For Sale**

Tuesday, 5 November 2024

44 Melrose Avenue, Sylvania, NSW, 2224

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## **RENOVATE OR DETONATE! - IN NEED OF RENOVATION AND LOTS OF T.L.C!**

The property is located in a very convenient and sought after location and in close proximity to Southgate shopping centre, transport and schools.

\* The property consists of two separate residences on one title. The rear residence is not council approved as per the contract of sale.

\* 5/6 bedrooms of accommodation across both dwellings

\* Generous 569 sqm block of land - 13.105m Frontage (Approx.)

\* High side of street - Easement free block

Inspection of the property is the best way of getting a better idea of what the property is. At the time of taking the photos and floor plan, access was limited.

Disclaimer: 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.