

# 7 Roma Place, Sylvania, NSW 2224

THE AGENCY

## House For Sale

Wednesday, 8 January 2025

7 Roma Place, Sylvania, NSW 2224

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 562 m2

Type: House



Dane Hopper  
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## Auction | Contact Agent

Nestled in a peaceful cul-de-sac and backing onto the Sylvania Bowling Club, this charming family home offers scope and space for a growing household. Designed to maximise a north-to-rear aspect, its comfortable interiors feature effortless in/outdoor transition across both levels, complemented by a central living space with breezy cross-flow ventilation. Immersed in a lush leafy setting, the home boasts a swimming pool and inviting outdoor spaces, perfect for entertaining or unwinding in privacy. Set within a sought-after pocket of Sylvania, it promises a relaxed family lifestyle just 1.1km from Southgate Shopping Centre, local dining and waterfront parks.

- Light-filled interiors welcome a relaxed atmosphere with breezy cross-flow ventilation
- Neutral finishes, tones and timeless design elements provide a versatile foundation
- Seamless access to the deck and outdoor spaces, expansive alfresco entertaining area
- Tropical swimming pool is framed by lush greenery to provide a serene, private retreat
- Well-appointed kitchen features ample storage, a tiled splashback and backyard views
- Four generous bedrooms, each filled with natural light and offering built-in storage
- Three neat and functional bathrooms, main offers a skylight and a separate tub/shower
- Ducted air-conditioning, combustion fireplace, solar panels, blend of timber and tile
- Spacious double garage enjoys internal access, secure parking and storage options

Easy walk to Sylvania Heights Public School, Sylvania High School and transport links For further information please contact Dane Hopper on 0428434744