

# 2/9 Melrose Gardens, Sylvania, NSW, 2224

## Townhouse For Sale

Wednesday, 13 November 2024

2/9 Melrose Gardens, Sylvania, NSW, 2224

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Troy Cleary



Keira Jane

## Luxury Living

This exquisite 3-bedroom townhouse situated in a small complex of only 6 offers high end finishes and a functional floorplan. The heart of the home flows in an open-plan design, seamlessly integrating the kitchen, dining, and living areas. Showcasing an expansive courtyard, an outdoor oasis for alfresco dining or casual relaxation.

- Versatile floorplan with open living
- Master with ensuite, all 3 bedrooms have BIR
- Well-appointed kitchen with quality appliances and ample bench space
- Sleek main bathroom with premium fittings and finishes
- High ceilings and well positioned windows allow for great natural light
- Lock up garage with additional registered parking space
- Walk everywhere location, close to schools, shops, sporting fields and transport

Approximate Quarterly Outgoings:

Water Rates: \$172.79 | Council Rates: \$380.00 | Strata Rates: \$738.00

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