



3/9 Melrose Avenue Sylvania, NSW



### Quality and sophisticated townhouse

This beautifully designed three-bedroom townhouse seamlessly combines stylish interiors with abundant natural light and open space. Nestled in a private boutique complex of just six, it features a free-flowing floorplan, sophisticated living areas, and a sunlit outdoor entertaining courtyard, making it perfect for refined, low-maintenance family living.

Features include:

- . Open plan living and dining, with quality Italian tiles, split-system air-conditioning
- . Three generous bedrooms all with built-in wardrobes, main bedroom with renovated ensuite
- . Contemporary kitchen with stainless steel appliances, stone benchtops and ample storage
- . Fully tiled main bathroom with spa bath and separate shower, internal laundry with third W/C
- . Large, fully paved rear courtyard with easy-care manicured gardens, ideal for entertaining

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**Price:** Guide - \$1,280,000  
**Council Rates:** \$413.72 p/q  
**Water Rates:** \$172.00 p/q  
**Strata Rates:** \$738.00 p/q



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UPPER LEVEL



LOWER LEVEL

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.