



45A Formosa Street , SYLVANIA, NSW 2224

Prominently Positioned

Meticulously refreshed and prominently positioned this superb family abode is exactly what you've been waiting for. Revel in the most convenient of locations, with quality local schools and Southgate shopping all within easy walking distance.

- Desirable corner position ensures striking street presence
- Expansive front terrace embraces leafy local surrounds
- Three well-scaled bedrooms fitted with built-in wardrobes
- Oversized master bedroom includes renovated ensuite
- Generous L shaped living/dining awash in warm natural light
- Family kitchen delivers plenty of cupboard and bench space
- Rejuvenated main bathroom with separate shower and bath
- Single level configuration allows easy access throughout
- Refreshed interiors spaces promise relaxed family living

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 110P0915

AUCTION DETAILS

1:00pm, Saturday
September 27th, 2025

CONTACT DETAILS

Sylvania
3/202 Princes Highway
SYLVANIA, NSW
02 9522 6999

Michelle Michell
0407 212 755

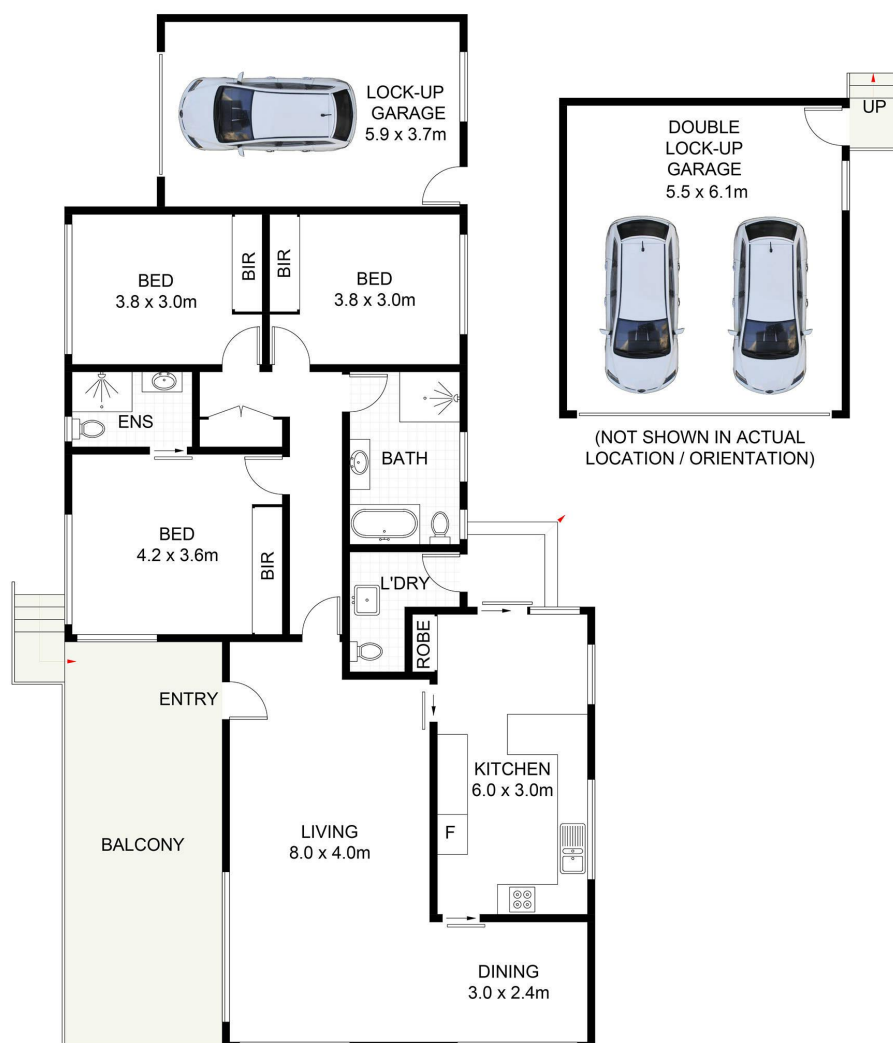
- Easy-care pool and secure landscaped yard for children
- Double garaging and additional single garage alongside
- 500m to Sylvania Heights Public and Sylvania High School
- Short walk to Southgate shopping centre and restaurants

Other features: Car Parking - Basement, Close to Schools, Close to Shops, Close to Transport, Pool

- Bedrooms: 3
- Bathrooms: 2
- 3 car garage
- Ensuite







45A Formosa Street, Sylvania

Scale in metres. Indicative only. Dimensions are approximate. 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. Some images may contain digital furniture.