



25 Hampton Road, SYLVANIA WATERS, NSW 2224

Exceptional Two-Level Brick Home on a Prime Flat Block

Perfectly positioned in one of Sylvania Waters' most desirable and peaceful streets, this solid two-level brick home offers exceptional comfort, space, and lifestyle on a beautifully flat parcel of land.

Just two doors up, a nearby property recently sold for over \$4 million, highlighting the prestige and value of this tightly held location. Owned and cherished by the same family for more than 45 years, this is a rare opportunity to secure a home with timeless quality and enormous future potential, perfect for entertaining and family fun.

- Four large bedrooms, all with built-in robes
- Main bedroom with ensuite
- Air conditioning throughout the home
- Solid concrete floors
- Spacious living and dining areas set privately next to the kitchen
- Modern kitchen with stainless steel oven, island bench, and cooktop

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: 110P0947

AUCTION DETAILS

1:30pm, Saturday
November 15th, 2025

CONTACT DETAILS

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

Terry Flaskos
0412 444 832

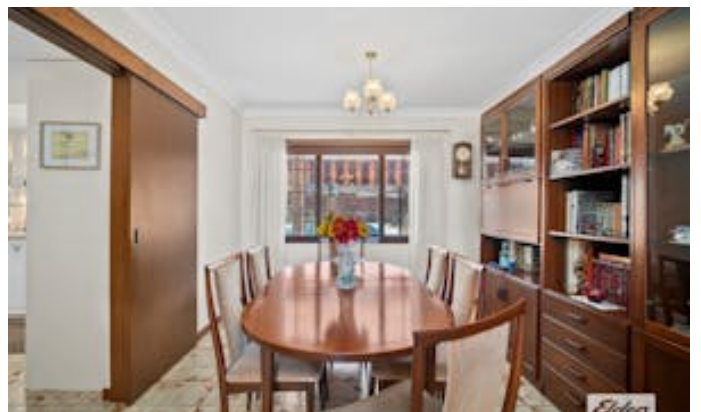
- Internal access to garage for convenience
- Sunroom overlooking the sparkling swimming pool
- Spectacular, large backyard
- Only minutes to Westfield/Southgate Shopping Centres, cafes, schools, parks, hospitals and waterways

Set among quality homes in a quiet, family-friendly street, this property offers the ideal balance of comfort, lifestyle, and future opportunity. Move in and enjoy, renovate to taste, or rebuild your dream home (STCA) in one of the area's most exclusive addresses.

For further details contact Terry Flaskos | 0412 444 832

Other features: Close to Schools, Close to Shops, Close to Transport, Pool

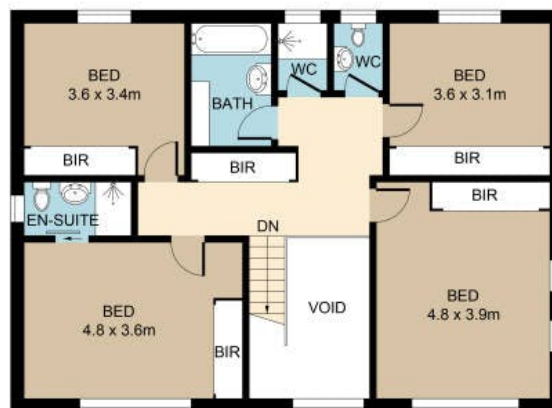
- Bedrooms: 4
- Bathrooms: 3
- Single garage
- Ensuite



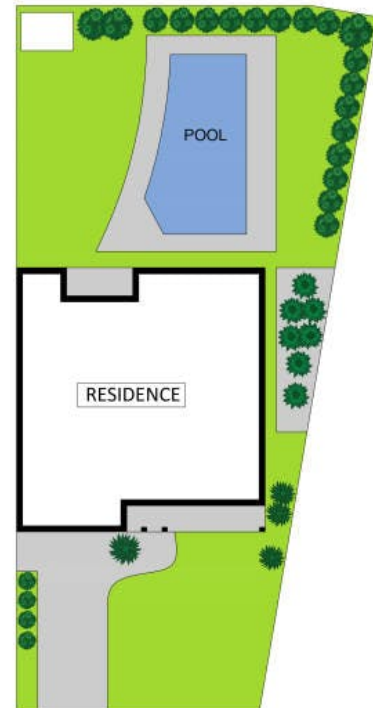




GROUND FLOOR



LEVEL 1



SITE PLAN

25 Hampton Road, Sylvania Waters

Please note: All stated dimensions are approximate only. Particulars given are of general information only and do not constitute any representation on the part of the vendor or agent. Some images may contain digital furniture.

