

## 22B Terrace Avenue, SYLVANIA, NSW 2224

### North-East Escape with Water Views

Tucked away in a quiet street, offering a peaceful lifestyle with water views including views of the Captain Cook Bridge, this expansive multi-level residence showcases a sophisticated blend of scale, quality, and architectural design. Crafted for contemporary family living, the home features a private lift servicing all levels, multiple living zones, and a seamless integration of indoor and outdoor entertaining.

The upper level unveils a light-filled open plan living and dining anchored by a premium stone kitchen with breakfast bar, all extending effortlessly to a full-width balcony designed for refined entertaining. Generous accommodation and versatile living spaces are thoughtfully curated throughout, delivering both luxury and functionality, while the lower level elevates lifestyle appeal even further with a dedicated cinema room, games room, and private gym, creating an exceptional recreational retreat within the home.

- Private lift access to all levels
- Master suite with ensuite, double basin & walk-in robe
- Open plan living and dining flowing to full-width balcony
- Stone kitchen with breakfast bar

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:** 110P1009

#### **AUCTION DETAILS**

1:00pm, Saturday May 30th, 2026

#### **CONTACT DETAILS**

##### **Sylvania**

3/202 Princes Highway  
SYLVANIA, NSW  
02 9522 6999

##### **Terry Flaskos**

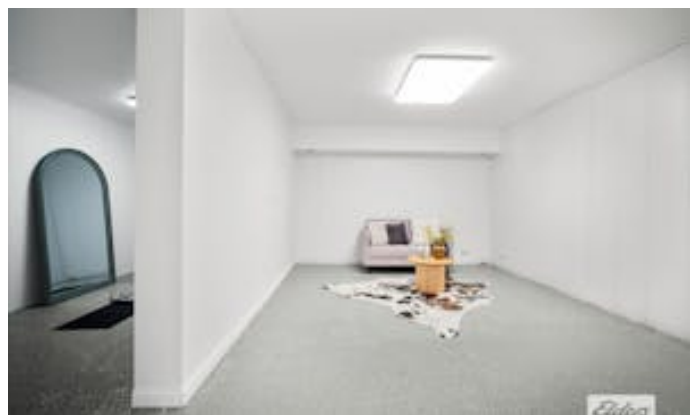
0412 444 832

- Multiple living zones including study area
- Built-in robes to bedrooms
- Cinema room, games room & gym on lower level
- Electric blinds and an internal laundry
- Solid concrete slab construction across all levels
- Large entertaining area with pool
- 1,500L water tank

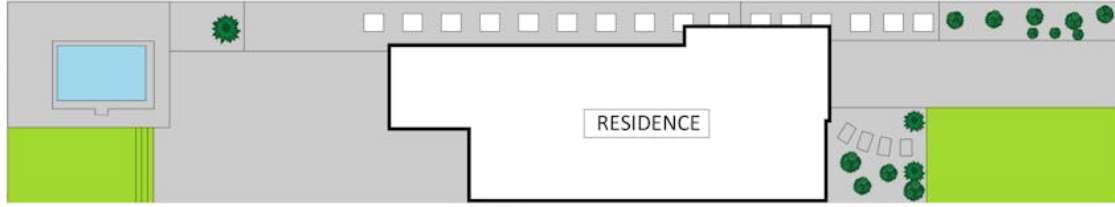
For further details contact Terry Flaskos | 0412 444 832

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Heating

- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite
- Floorboards



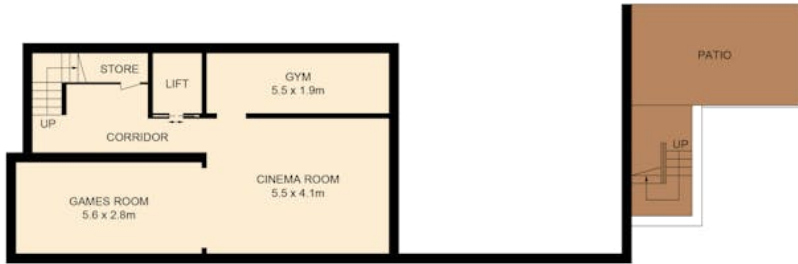




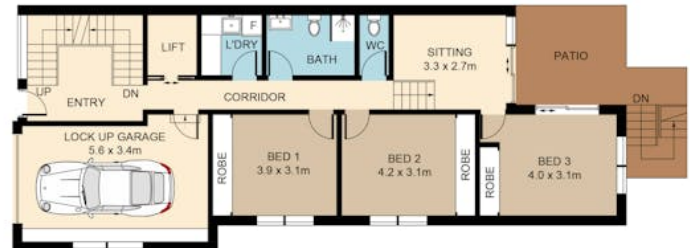
SITE PLAN



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

## 22B Terrace Avenue, Sylvania

Approximate Gross Internal Area = 252.9 sq m (Including Garage)  
 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.