



## 2/28-30 Melrose Avenue , SYLVANIA, NSW 2224

### Exceptionally Generous Villa

This superb three-bedroom villa delivers impressive proportions and free flowing, open plan interiors, the rare opportunity to downsize without compromise. Enjoy the most convenient of locations with Southgate Shopping Centre, local services and bus network all at your doorstep.

- Boutique development of only six exclusive residences
- Warm timber floors complimented by freshly painted interiors
- Three generous bedrooms equipped with built-in wardrobes
- Large master bedroom complete with ensuite bathroom
- Brand new kitchen with Westinghouse appliances and island
- Grand open plan lounge/dining area and study space
- Air conditioning, LED downlights, additional security
- Private, easy to maintain wrap around paved courtyard

**TYPE:** Auction

**INTERNET ID:** 110P1026

#### **AUCTION DETAILS**

1:30pm, Saturday June 27th, 2026

#### **CONTACT DETAILS**

**Sylvania**

3/202 Princes Highway  
SYLVANIA, NSW  
02 9522 6999

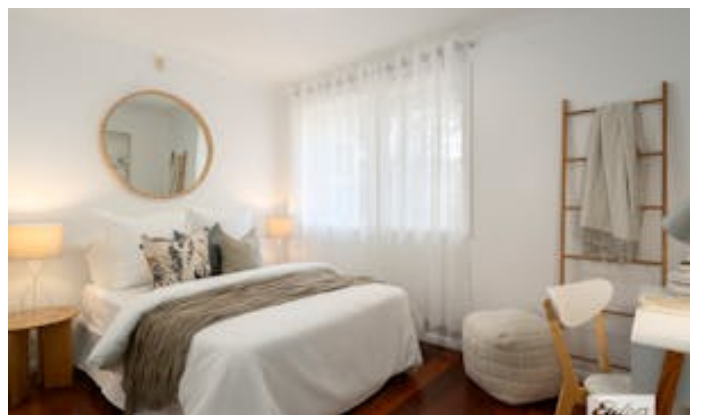
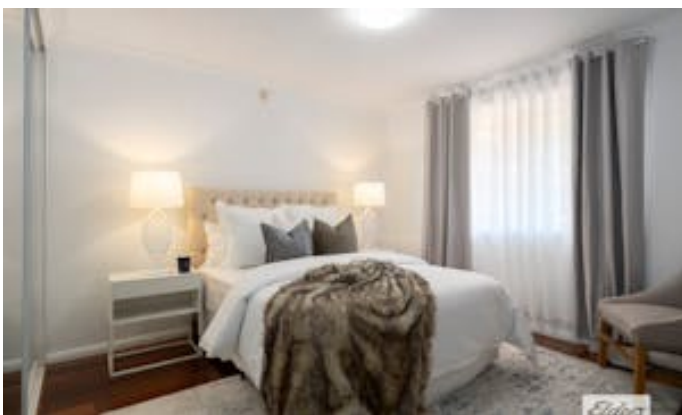
**Troy Colman**

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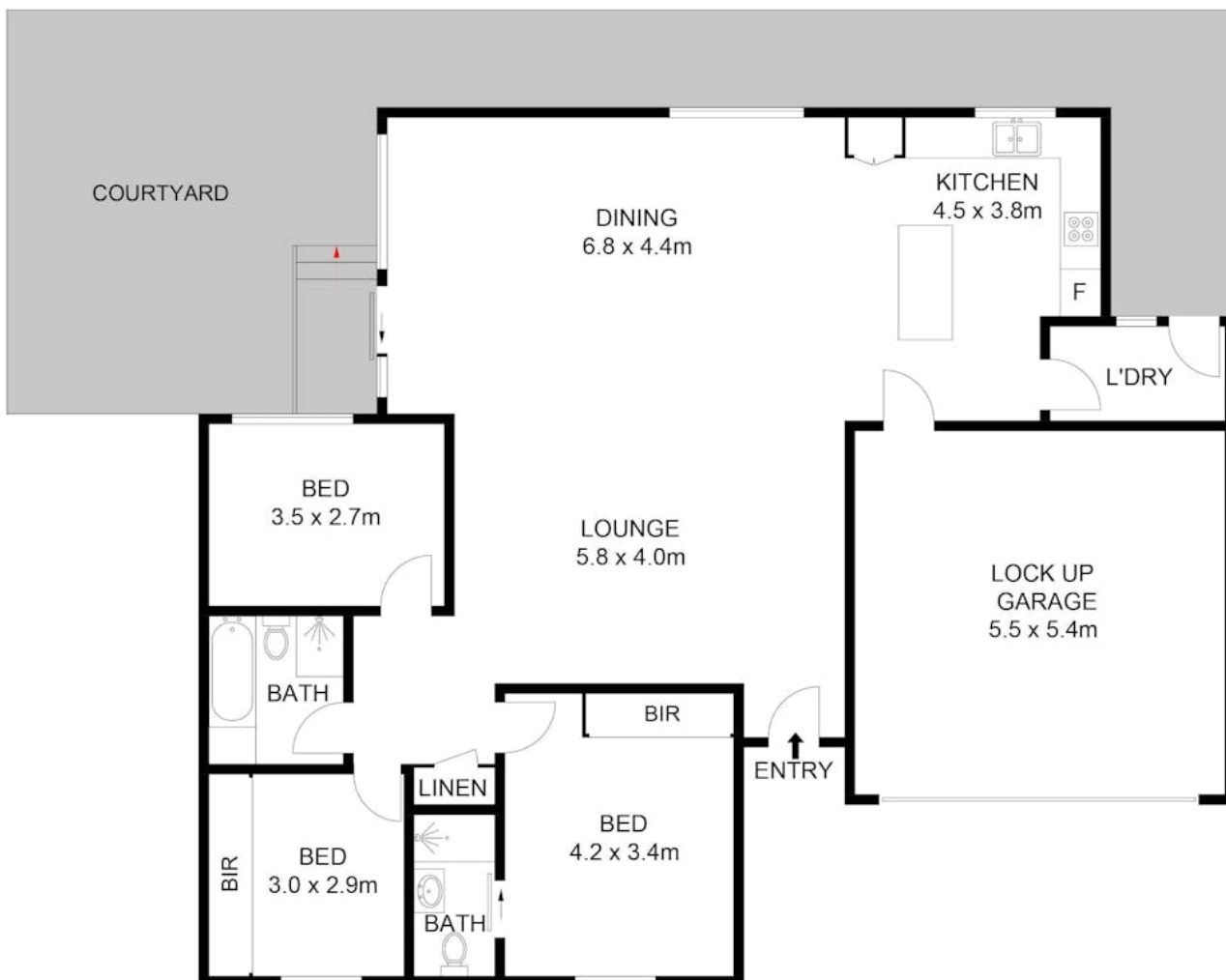
- Double garage with automatic entry and internal access
- Footsteps to Southgate Shopping Centre and amenities
- Close to bus network connecting to Miranda and Hurstville

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

- Land Area 217.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards







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.

**2/28-30 Melrose Avenue, Sylvania**