



25 Edward Street Sylvania NSW

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## PEACE, HARMONY & HUGE LAND

This classic home offers more than meets the eye. Set on a huge landholding of almost 1300sqm, this family residence boasts multiple indoor and outdoor living options across both levels with plenty of places to enjoy peaceful living in this tranquil location.

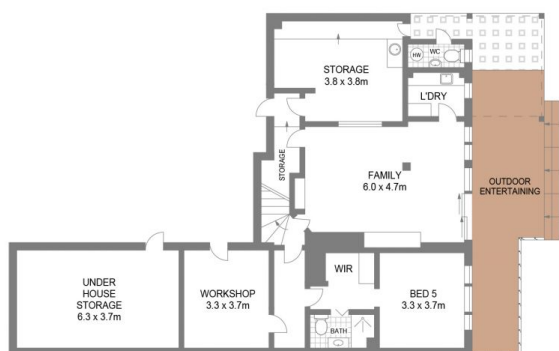
With bushland backdrop and water glimpses to Oyster Bay, this property takes full advantage of its north westerly aspect and natural surrounds with multiple large decks and outdoor entertaining areas.

An entertainers paradise, relax by the resort style pool with rock waterfall feature and beautiful plantings. Take advantage of some natural rock platforms for those lazy afternoon snoozes in the sun or fire pit and red wine on those cool winter nights. The home has further potential to add your own additional touches and value as you enjoy living in this idyllic location.

**Type** : House  
**Land Size** : 1277 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/sutherland/sylvania/residential/house/7790351>

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This floor plan shows a 4-bedroom house with a balcony. The layout includes:

- Bedrooms:**
  - Bed 1: 3.7 x 4.2m (top left)
  - Bed 2: 4.0 x 3.2m (top middle)
  - Bed 3: 4.2 x 4.2m (bottom right)
  - Bed 4: 3.4 x 3.5m (bottom middle)
- Bathroom:** Located between Bed 1 and Bed 2.
- Kitchen:** 4.2 x 3.1m (top right), featuring an oven (OV) and a refrigerator.
- Dining Area:** 7.6 x 5.7m (middle right), adjacent to the kitchen.
- Living Area:** 7.6 x 5.7m (middle), featuring a fireplace and access to the front entrance.
- Entrance:** A central front entrance with a small porch and stairs leading down.
- Storage:** Includes a wardrobe (ROBE) near Bed 1, a linen closet (LINEN), and two wardrobes (ROBE) near Beds 3 and 4.
- Balcony:** An outdoor area (BALCONY) located off the kitchen.

0 1 2 3 4 5  
SCALE IN METERS (1:100 @A4)

PLANS SHOWN ARE FOR MARKETING PRESENTATION ONLY AND IT'S NOT PART OF ANY LEGAL DOCUMENT. SUBJECT TO ERRORS, INACCURACIES AND IT SHOULD NOT BE USED AS SOLE AND ACCURATE REFERENCE.

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