



**9 Lachlan Avenue Sylvania Waters NSW**

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Lifestyle - With imposing street appeal, this executive residence offers contemporary family living in a highly sought-after waterfront street and enjoys spectacular open water views to the north. Offering a warm, sun-filled and luxuriously appointed interior, this home provides first floor open plan lounge/dining which overlooks the entertaining balcony and child-friendly back yard to the moored boats and water beyond, and a separate ground floor rumpus which gives access to the covered barbecue area and landscaped garden

Accommodation - Entry into an impressive double-height foyer leads to the first floor which features quality kitchen overlooking open plan lounge/dining/family, two entertaining balconies. An enormous master bedroom suite

**Type** : House  
**Price** : \$ 2,050,000  
**View** : <https://www.luxebyymm.com.au/sale/nsw/sutherland/sylvania-waters/residential/house/5884995>



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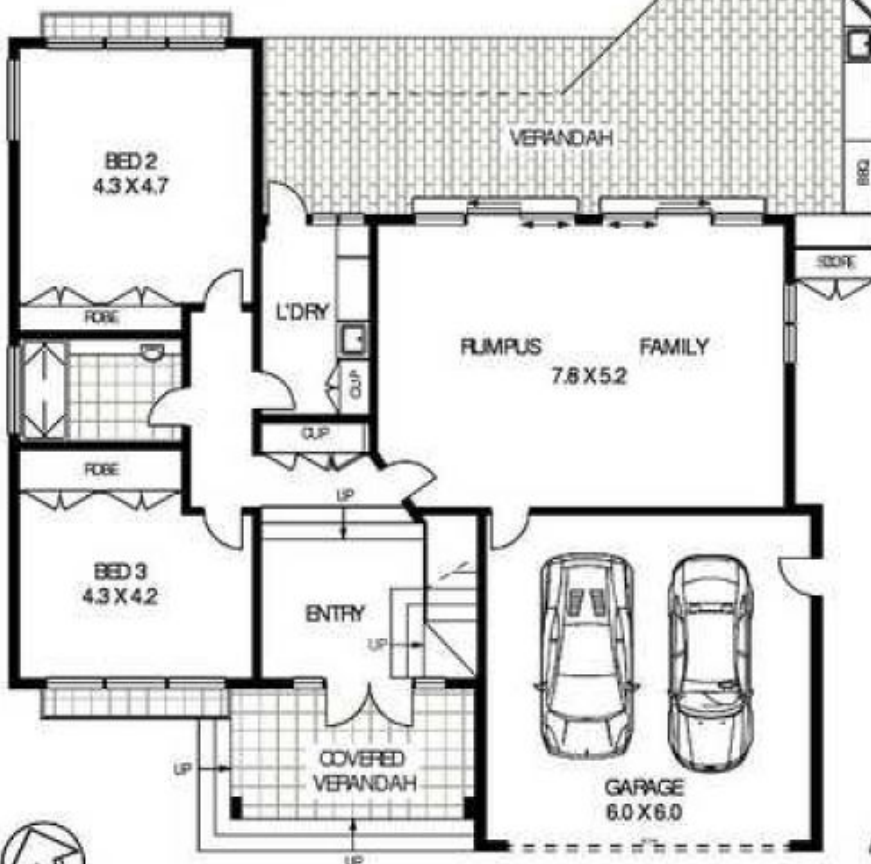
[For full version visit the website](https://www.luxebyymm.com.au)



SITE PLAN



LEVEL ONE



GROUND LEVEL

APPROX : TOTAL INTERNAL AREA : 236 SQM  
 APPROX : GARAGE AREA : 36 SQM

9 LACHLAN AVENUE

SYLVANIA WATERS

**Floor Plan Disclaimer:** Mind the Gap (Int'l) floor plans/ site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Mind the Gap property marketing services: 1300 133 146 / Photography, Floor plans, Copywriting, Videos, Online, Design / [www.mindthegap.com.au](http://www.mindthegap.com.au)