



**10a Venetia Street Sylvania NSW**

4  3  2 

Privately nestled in one of Sylvania's most exclusive water-side pockets, this luxury home has been meticulously designed for effortless entertaining and family functionality. Step inside to find a welcoming north-facing orientation, flooding the interiors with sunlight and offering breathtaking panoramic water views. Enjoy a well-designed floorplan with seamlessly connecting indoor and outdoor spaces.

Boasting three spacious bedrooms, each with its own wardrobe, along with a sizeable media room or potential fourth bedroom, this home caters to all your needs. The master suite offers a stunning outlook, walk-in wardrobes, and a private ensuite for added luxury.

Located within a peaceful blue-ribbon locale, and only

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

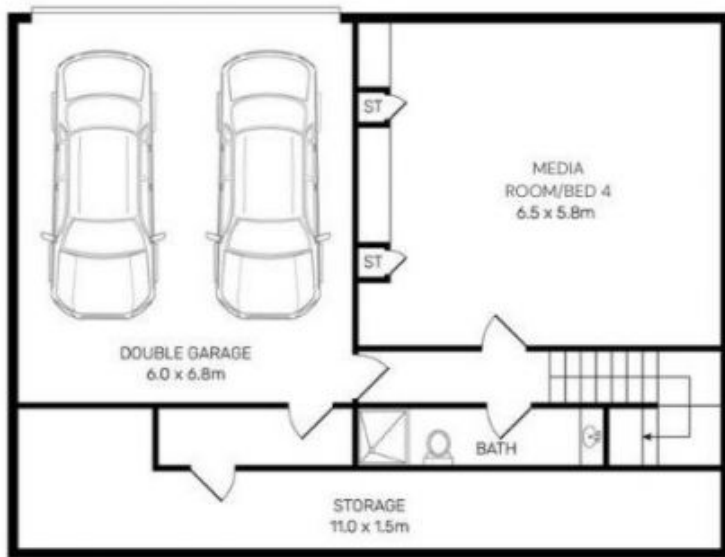
**Type** : House  
**Price** : Auction unless sold prior  
**Land Size** : 431 sqm  
**View** : <https://www.luxebyymm.com.au/sale/nsw/sutherland/sylvania/residential/house/8084644>



**Maurice Maroon**  
02 9547 0008



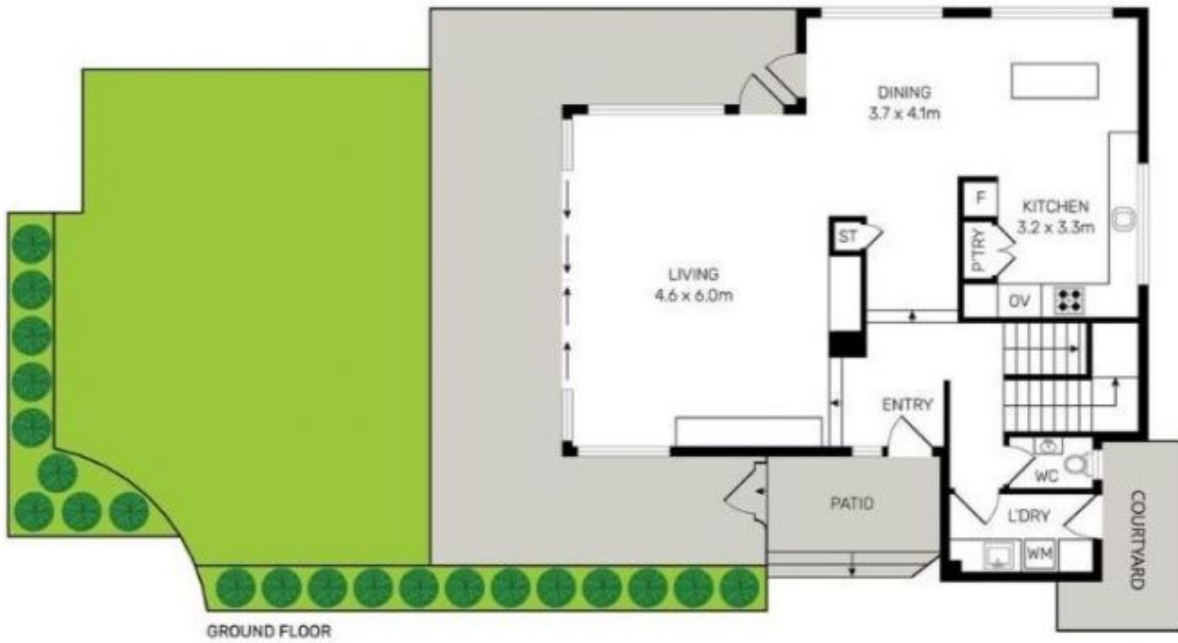
**Stephen Large**  
02 9547 0008



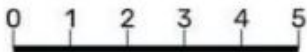
BASEMENT



FIRST FLOOR



GROUND FLOOR



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



# 10A Venetia Street, Sylvania