






**3/197-199 Box Road Sylvania NSW**

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This unique apartment, located on the ground floor of a well-maintained security complex, offers the comfort and features of a villa. With modern interiors and a spacious entertainer's balcony that opens directly to a secure garden area, this property is a standout, ideal for downsizers, young couples, and investors. Located in a peaceful cul-de-sac within a small block of just 16 units, it offers the convenience of being just moments away from all essential amenities.

**Luxe Points:**

- Generous open-plan living and dining area that seamlessly extends to a sun-drenched balcony, perfect for entertaining
- Balcony with a leafy outlook and direct access to the

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

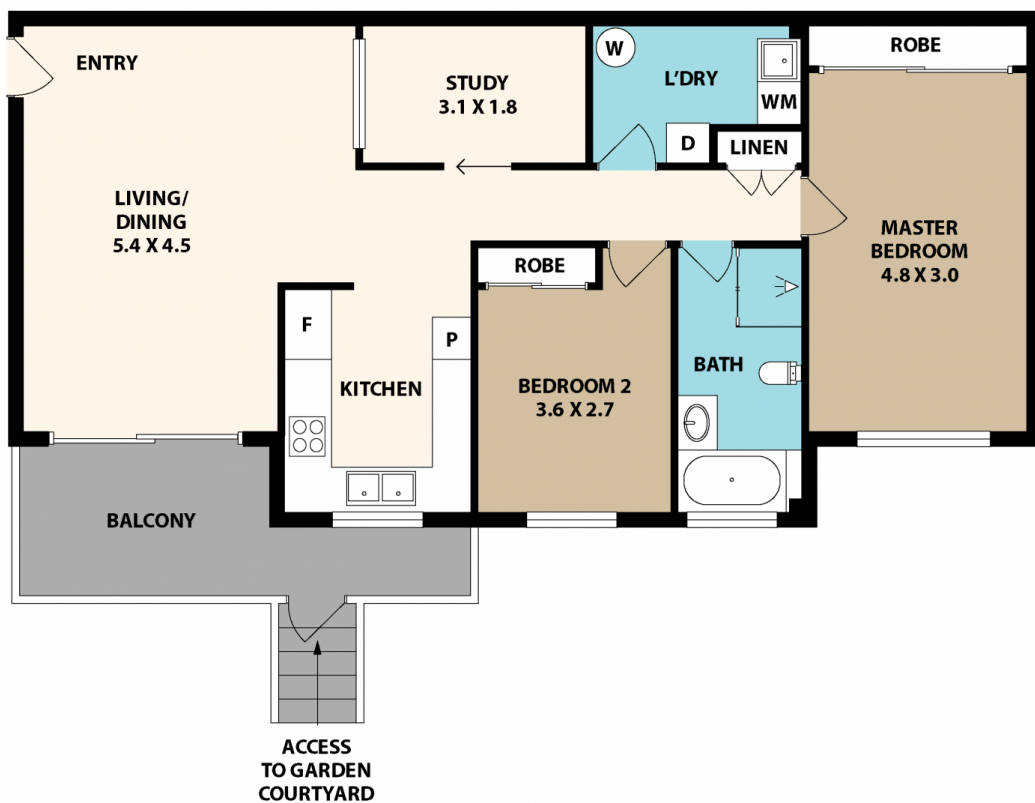
**Type** : Apartment  
**Price** : For Sale | \$799,000  
**Land Size** : 128 sqm  
**View** : <https://www.luxebyymm.com.au/sale/nsw/sutherland/sylvania/residential/apartment/8119369>



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3/197 Box Rd, Sylvania

Floor plan produced by ENFORCEFX.COM - All measurements are approximate. Floor plan is not to scale. All information contained here is believed to be reliable, however we cannot guarantee the accuracy and interested persons should rely on their own enquiries.

