



### 3 Richmond Avenue Sylvania Waters NSW

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Tucked away in a private leafy setting and inspired by Venetian canal living is this boutique development of 6 unique, terrace-style town homes. Tightly held and mainly owner occupied, this property features ground floor living areas that leads to a private waterside backyard, perfect for a relaxing drink or an enjoyable casual weekend BBQ.

Complemented by a sought after, sunny north-facing aspect, this sun-drenched property offers generous accommodation over 3 levels with separated lounge and dining; extra powder room; 2 main bedrooms both with ensuites, walk-in robe and a huge attic 3rd bedroom with extensive storage.

Available for immediate occupancy, the property is within easy access to public transport, local shops, childcare facilities & schools.

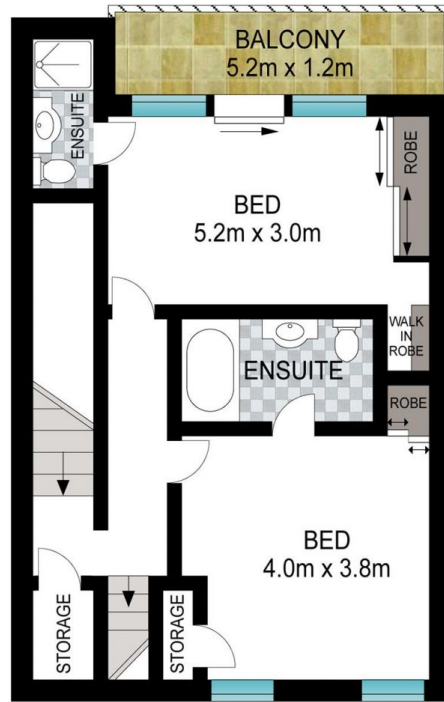
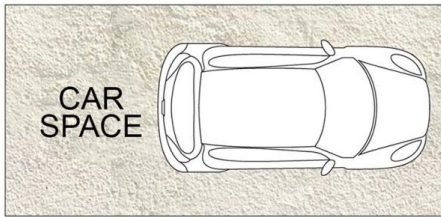
**Land Size** : 156 sqm  
**View** : <https://www.srmetro.com.au/sale/nsw/sutherland/sylvania-waters/residential/townhouse/7132370>



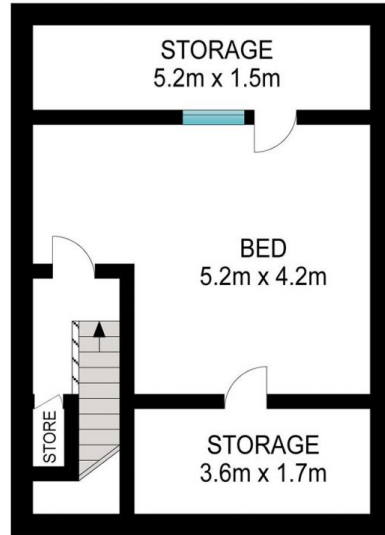
**Paul Ding**  
02 9283 2832



**GROUND FLOOR**



**FIRST FLOOR**



**2ND FLOOR**



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.

6/3 Richmond Avenue, Sylvania Waters