



**97 Princes Highway Sylvania NSW**

3 2 3

Offering endless potential, this single level residence is equally appealing to young families, renovators, builders or developers. It provides duplex development potential (STCA) and enjoys a sunny north aspect, city and water views.

- Light and bright family room which flows to outdoors
- Updated kitchen with plenty of bench and cupboard space
- Three oversized bedrooms
- Two bathrooms plus internal laundry
- North facing backyard with water and city views
- Single lock up garage with additional storage room, plus carport
- R3 Zoning, FSR 0.7:1
- Land size approx. 711sqm with 15.85m frontage
- Just minutes to Southgate Shopping Centre, schools, parks and waterfront reserves

**Price** : Auction Unless Sold Prior  
**View** : <https://www.mattblakproperty.com.au/8002847>



**Matthew Johnston**  
9529 3433



**Billy Burke**  
9529 3433



**GROUND FLOOR**



**SITE PLAN  
(NOT TO SCALE)**

ADDRESS:  
97 Princes Highway, Sylvania

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