



CLARKE NATIONAL  
REALTY

- EST. 1953 -



7/10-12 Madeira Street Sylvania, NSW



## DELUXE TOWNHOUSE WITH EXCLUSIVE WATERSIDE ENCLAVE

Experience a rare degree of comfort and exclusivity, living close to the water in this serene, boutique townhouse. It's set deep within 'Sylvania Terraces' - a small collection of 13 executive-style residences located at the end of a quiet cul-de-sac. Superbly scaled for family comfort, this fantastic home promotes effortless living in a sought-after location, set an easy walk from Southgate Shopping Centre, Fitness First, schools, parklands, sports fields and bus services.

Boasting:

- The only free standing townhouse in the complex
- Refreshed interiors with bamboo & carpet flooring
- Ducted air-conditioning throughout

**Council Rates:** \$364.00 p/q  
**Water Rates:** \$212.00 p/q  
**Strata Rates:** \$1,280.00 p/q

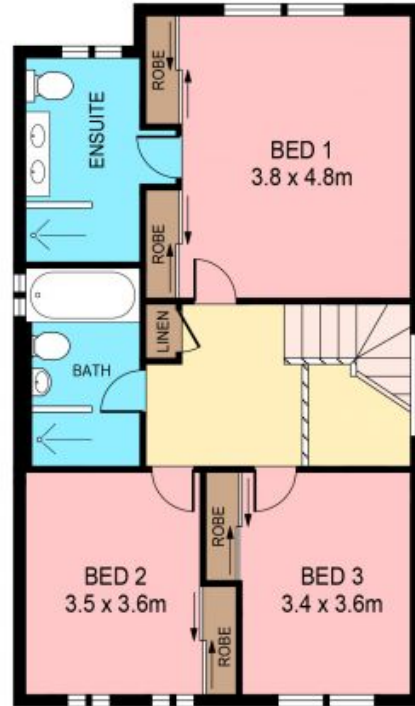


**James Clarke**

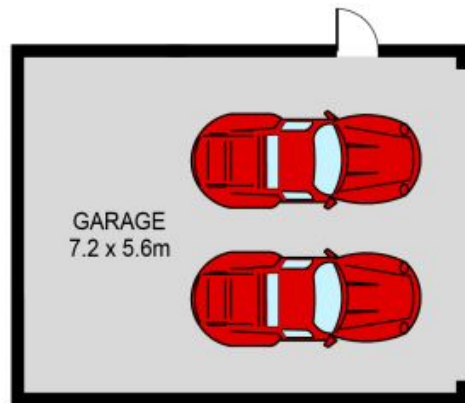
0408 443 865



GROUND FLOOR



FIRST FLOOR



BASEMENT



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 100056

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