

## 45 Holt Road Sylvania NSW

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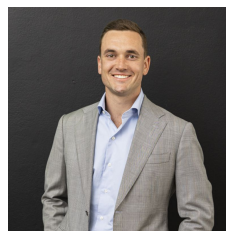
Discover an architecturally designed sanctuary that seamlessly combines modern elegance with timeless appeal. This newly constructed freestanding home epitomizes perfection, featuring a striking façade and luxurious inclusions throughout. Ideally situated, in one of Sylvania's most sought after enclaves this freestanding home with a double lock-up garage will be well suited for any downsizer or family.

- A seamless blend of living, dining, and kitchen areas that flow effortlessly to outdoor spaces
- Boasting the latest appliances, an electric cooktop, and a marble island breakfast bar
- Includes a level lawn, an in-ground pool, and a cozy outdoor fireplace area perfect for year-round entertaining

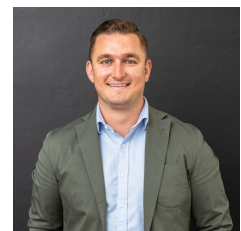
**Type** : House

**Price** : \$ 2,150,000

**View** : <https://www.mattblakproperty.com.au/8024945>

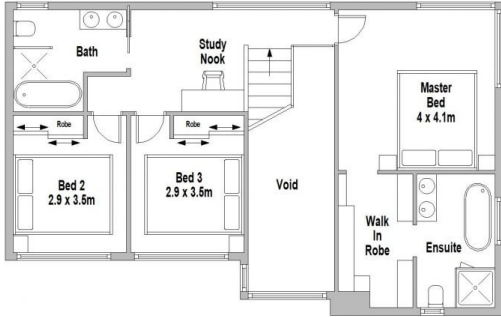


**Blake Spooner**  
9529 3433



**Patrick Swanson**  
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FIRST FLOOR



GROUND FLOOR



**45 Holt Road, Sylvania**

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.