



43B Bellingara Road Sylvania, NSW

4 3 2

### Custom style in a brand-new family retreat

Every contemporary sophistication is on display in this brand-new luxury residence that takes spacious family living and design to new heights. The immaculately appointed two-storey home is positioned in a premier Sylvania street and is ideally suited to those seeking a sophisticated living space in perfect condition with flowing interiors and low-maintenance indoor/outdoor appeal. Its quiet location also offers excellent convenience and is great for those who like to live within easy access to schools, shopping and transport options.

**Price:** SOLD \$1,650,000 | Ray Fadel  
**Council Rates:** \$375.00 p/q  
**Water Rates:** \$160.00 p/q



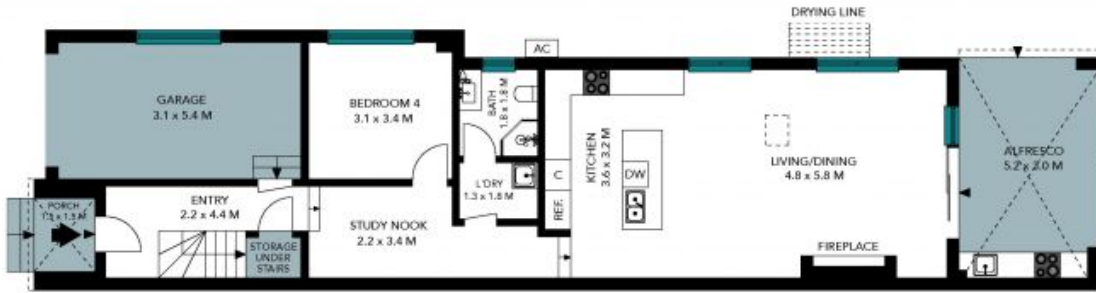
**Ray Fadel**

0413 177 739



**Shaun Ramani**

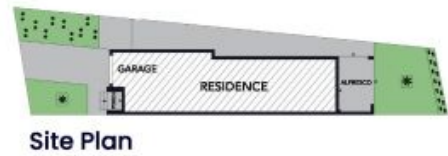
0417 444 919



Ground Floor



First Floor



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

43B Bellingara Road  
Sylvania

STONE



Ground Floor



First Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.