



# SYLVANIA

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## Truly One of a Kind! - Inspect this Saturday

A true statement of success! If you think the photos and videos look good you must see it in person to really appreciate exactly what's on offer. The very definition of 6-star opulence and luxurious living. Perfectly positioned in the highly sought-after and tightly held Tanika Estate, its expansive panoramas and unsurpassed vistas will leave you breathless. The Jewel in the crown,-World Class "Tanika Estate", offers residents exclusive use of its stunning inground pool and adjacent BBQ area, putting green, and well-equipped gymnasium.

This quality-built, ingeniously designed home, is the perfect forever home for the young family, and retirees alike. It could even be home for Mum, Dad, the kids, and Nan and Pop. Offering over 600m2 of versatile living including internal lift access to all three levels.

The water views are sublime, and yours to enjoy morning, noon, and night. But, the icing on the cake, is having your friends and family enjoy one of the best vantage points to watch the Sydney skyline light up every New Year's Eve.

Located on the most northern side of the prestigious, "Tanika Estate", this luxurious, home presents prestige living at its best - your choice of indoor

House For Sale

Listing ID : 61931080

Price : \$4,900,000

### Contact



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and outdoor entertaining offers awe-inspiring water and city views to the north and northeast.

Features Include

- Five spacious oversized bedrooms all with walk-in robes and four with ensuites.
- The expansive Master Suite boasts a large ensuite and two walk-in robes, plus access to your spacious balcony with views that most can only dream about.
- all bedrooms are oversized and palatial.
- Study or home office.
- Internal lift accessing each floor.
- Private courtyards and secure entry.
- Bright hostess kitchen with quality appliances including gas cooktop, breakfast bar, pantry, and wine storage unit.
- Internal laundry and two separate powder rooms.
- Extensive open plan living with polished hardwood floors and large view-catching floor-to-ceiling windows plus by fold doors that bring the big outdoors indoors.
- Easy access to private balconies and beautiful water and city views.
- Spread intelligently over three levels including a rumpus room and cocktail bar for all year round entertaining. Perfect for a games room, and for any formal or informal occasion.
- Ducted Air Conditioning, ducted vacuuming, security access, gated community, an abundance of visitor parking with 17 under-cover car spaces, and a massive four or possibly even five-car garage. The garages are set side by side with even extra room for storage.

It is an approximately 14km drive to Sydney Airport, approximately 24km drive to Sydney CBD, and only meters to local restaurants, Sylvania Marina, Foreshore Park, and boat ramp. Occupying an enviable location and in an exclusive, world-class complex. the grounds and external property are meticulously maintained throughout ensuring your investment is safe and secure for the future.

Inspection by appointment or Open home this Saturday.

