



### 3 Bogan Avenue Sylvania Waters NSW

This original two storey home presents a fantastic waterfront opportunity. Offering open plan living with five bedrooms, oversized kitchen, huge covered outdoor entertaining and inground swimming pool, this large west facing block looking down the canals of Sylvania Waters is your chance to live the dream.

Situated on 701.9m<sup>2</sup>, this property boasts an existing pontoon and floating dock, perfect for boat owners or water sports enthusiasts to take advantage of this coveted lifestyle.

This property comes complete with a DA approval for a stunning four-bedroom, three-bathroom home with separate study, second living room plus a billiards room,

[For full version visit the website](https://www.greigproperty.com)

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**Type** : House  
**Price** : \$ 3,400,000  
**Land Size** : 701.9 sqm  
**View** : <https://www.greigproperty.com/sale/nsw/sutherland/sylvania-waters/residential/house/721750>



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