

117a President Avenue Miranda, NSW



4



3



2

## Contemporary Entertainer

- Gorgeous, formal living area with double glazed sliding door opening to front balcony
- Main living and dining area with an uninterrupted view of the lush rear garden and entertaining
- Gourmet kitchen with Caesarstone benchtops and Miele appliances
- Full-sized, versatile butler's pantry with an abundance of storage
- First floor, three double sized bedrooms, all with built-in wardrobes and additional study nook
- Impressive master bedroom with expansive built-in wardrobe, stylish ensuite, sitting area and water views
- Family bathroom with stunning floor to ceiling tiles, stand-alone bathtub and extra-large shower
- Double lock-up garage, with additional undercover parking with internal access

**Price:** \$1,325,000

**Council Rates:** \$300.00 p/q

**Water Rates:** \$220.00 p/q

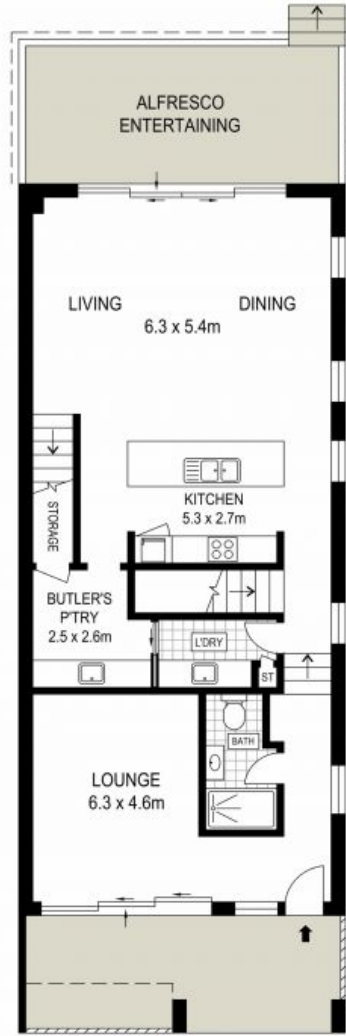
**Harwood**  
PROPERTY AGENTS

**Lucas Harwood**

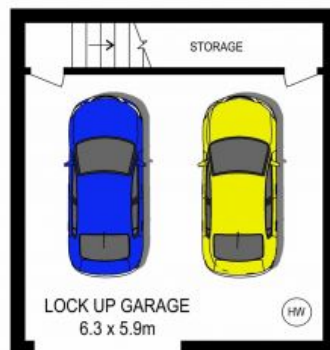
0431 001 001



SITE PLAN  
(NOT TO SCALE)



GROUND FLOOR



FIRST FLOOR

