



4 Edward Avenue Miranda, NSW



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Development Potential (STCA)

- 676sqm with a 15.24m (approx) frontage with development potential (STCA)
- R2 Low Density Zoned with a 55% build ratio, ideal for duplex (STCA)
- Opportunities for an owner-occupier, investor, or in-law accommodation
- Embrace the space for the growing or multi-generational family or realise the investment possibilities in the versatile layout
- Master bedroom with large built-in and ensuite
- Three further bedrooms, two double-sized and spacious study
- High ceilings, picture railing, central kitchen, split-system air conditioning
- Large, level yard with drive through rear yard access and additional shed

Price: \$1200000

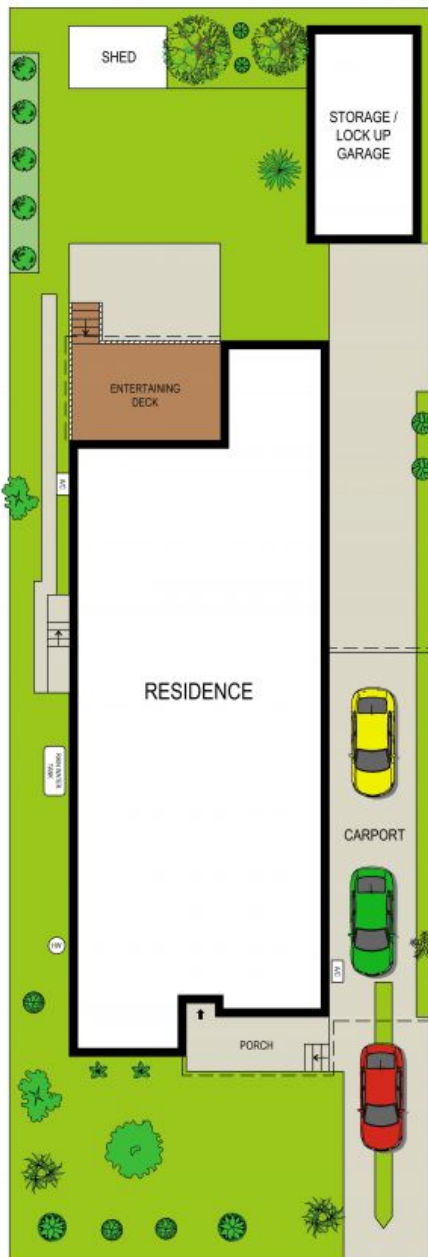
Council Rates: \$514.00 p/q

Water Rates: \$150.00 p/q

Harwood
PROPERTY AGENTS

Lucas Harwood

0431 001 001



SITE PLAN (NOT TO SCALE)



GROUND FLOOR

ADDRESS:

4 Edward Avenue, Miranda

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