



4 Edward Avenue Miranda, NSW



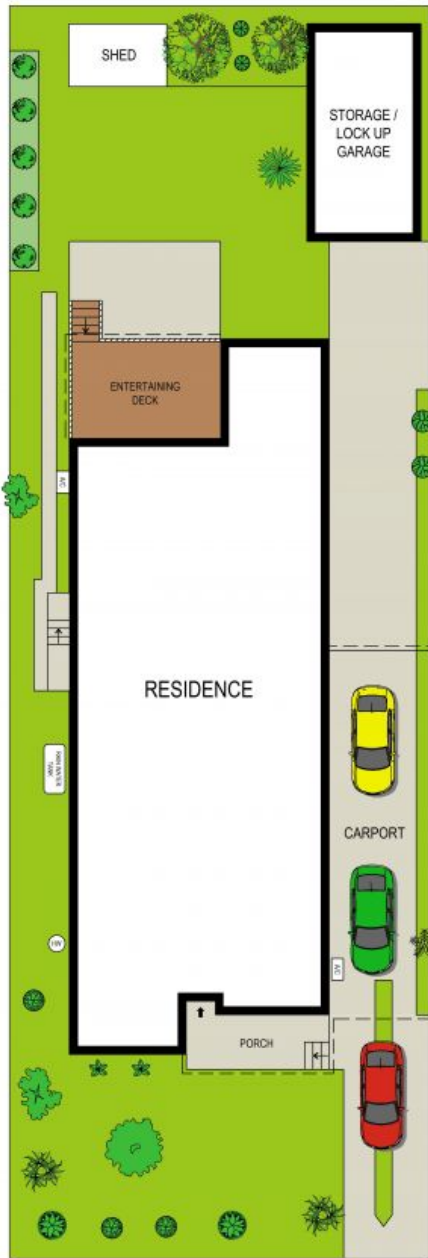
### Development Potential (STCA)

- 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

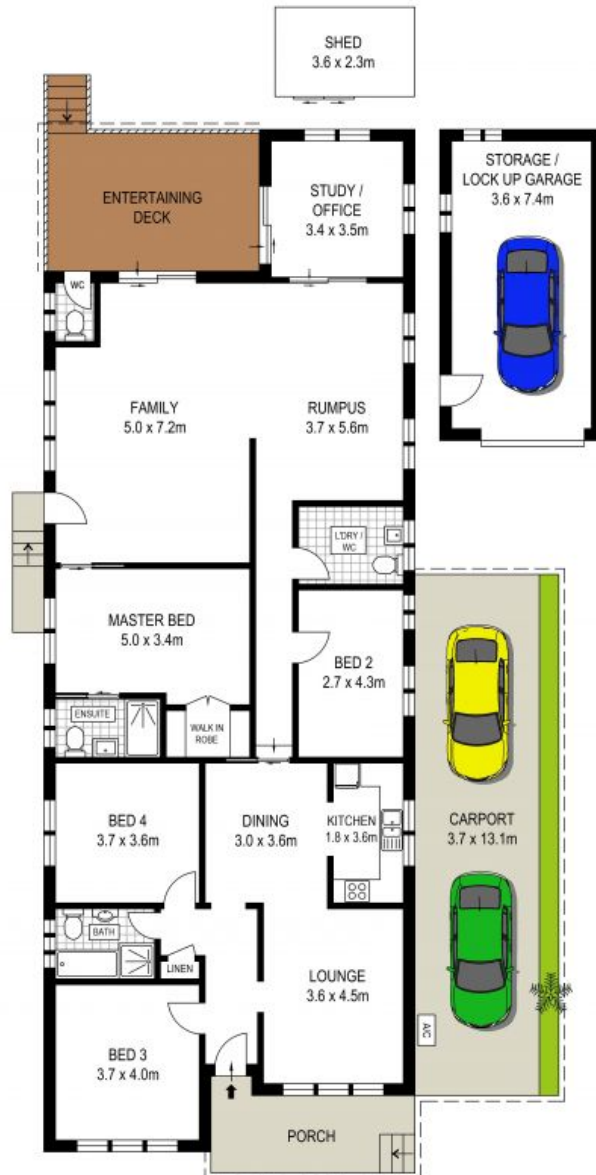
**Price:** \$1200000

**Council Rates:** \$514.00 p/q

**Water Rates:** \$150.00 p/q



SITE PLAN (NOT TO SCALE)



GROUND FLOOR

ADDRESS:  
4 Edward Avenue, Miranda

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