



1C Edward Avenue Miranda, NSW



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### North-Facing Duplex

- Sunny open-plan dining and living room surrounded by oversized windows
- Gas kitchen with stone benchtops, stainless steel oven, built-in wine rack, dishwasher, walk-in pantry
- Spacious master bedroom with an impressive walk-in wardrobe and ensuite
- All additional bedrooms are well-proportioned featuring built-in wardrobes
- All bedrooms also feature electric roller shutters to protect against the elements and provide additional insulation
- Two bathrooms throughout and an additional w/c on the lower level
- Ducted air conditioning, low-maintenance timber-look tiling and high ceilings

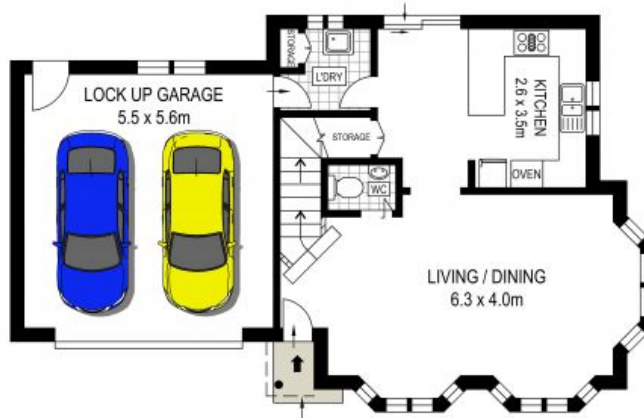
**Price:** \$1250000

**Council Rates:** \$348.00 p/q

**Water Rates:** \$315.00 p/q



FIRST FLOOR



GROUND FLOOR



SITE PLAN (NOT TO SCALE)



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