

# 1/237 The Boulevard, Miranda, NSW 2228

Laing+Simmons

## Sold Townhouse

Wednesday, 6 September 2023

1/237 The Boulevard, Miranda, NSW 2228

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 133 m2**

**Type: Townhouse**



Michael Green  
0295248477



Jordan Agullo  
0295248477

**\$850,000**

Perfectly positioned within a small, gated complex of just five is this full brick construction townhouse. Low-maintenance living within easy walking distance of Miranda central, shopping, schools & parks. Open-plan living space with floating floorboards & air-con. East-facing courtyard space. Good-sized kitchen with Smeg appliances & gas cooking. Full-size internal laundry, separate guest toilet & direct internal access to the lock-up garage. Two bedrooms of accommodation both with built-in robes. Full bathroom including separate bath & shower. Offering broad appeal for first home buyers, downsizers or investors. This perfectly positioned townhouse offers easy access to central Miranda. Strata: \$488/QTR, Rates: \$367/QTR, Water: \$158/QTR ESTSize: 97SQM Internal; Total: 133SQM approx.+ Low-maintenance, full brick townhouse + Open living area with floating floorboards & air-con + Good-sized kitchen with Smeg appliances & gas cooking+ Two bedrooms both with built-in robes+ Full bathroom with separate bath & shower+ Full-size laundry plus separate guest toilet + East-facing courtyard area + Auto-door, lock-up garage with internal access+ Walking distance to shops, schools, parks & railway station.