

**1/29 Frederick Street, Miranda, NSW 2228**

**Mitchell**

**Sold Villa**

Saturday, 11 November 2023

1/29 Frederick Street, Miranda, NSW 2228

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 238 m2**

**Type: Villa**



James Mitchell

**\$1,143,000**

Privately positioned, this immaculately presented single-level brick home delivers an easy-care oasis, away from the busyness of every-day life. Uniting a deceptively spacious floorplan, with light and airy interiors throughout, the low-maintenance feel will equally impress downsizers, investors, and families alike seeking both space and lifestyle convenience within a tightly held locale only moments to Miranda's shopping precinct and transport options. Features include:- Light and airy lounge room positioned at front of home flows seamlessly to adjacent dining and kitchen zones with sliding door access to grassy rear yard- Immaculate, sunny u-shaped kitchen offering ample storage options, brand-new dishwasher, quality appliances, breakfast bar and peaceful outlook onto rear yard- Three well-proportioned bedrooms, all including brand new carpeting, built-in wardrobes, with generous main bedroom including access to two-way main bathroom- Tiled main bathroom features separate bath and shower, additional separate w/c and ample storage and ventilation- Brand new lush carpet, internal paint and quality blinds throughout residence- Single lock-up garage with remote door, access to rear yard- Private and sunny, wrap-around, grassy yard ideal for entertaining family and friends, kids and pets- Convenient location positioned nearby to local cafes, eateries and excellent local schooling, with Miranda Westfield, Camellia Gardens, and Sutherland Hospital only moments away

Outgoing Rates (all approximate):- Council: \$358.60 per quarter- Water: \$173.29 plus usage per quarter

For further details, please contact James Mitchell on 0405 951 570, or via email at [james@mitchellestateagents.com.au](mailto:james@mitchellestateagents.com.au)