

**11 Kirkby Place, Miranda, NSW 2228**

**House For Sale**

Saturday, 18 November 2023

**PRD.**

11 Kirkby Place, Miranda, NSW 2228

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 582 m2**

**Type: House**



Michael Yang  
0295796522



Dean Sperotto  
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## **Guide \$1.5m - \$1.6m**

Discover the perfect opportunity for growing families, savvy investors, and developers alike in this charming 3-bedroom house nestled in a peaceful cul-de-sac, just a stone's throw away from Miranda Station and Westfield shopping centre. Boasting a versatile floorplan with 3 spacious bedrooms, 2 comfortable living areas, and ample storage, this delightful property ensures a seamless blend of functionality and comfort. Take advantage of the prime R3 Zoning with development potential (STCA), or simply turn the key and move in, adding your own unique flair and style to truly make it your own. The modernised kitchen ensures convenience, while the oversized double lock-up garage and expansive grassy backyard provide the perfect setting for both playtime and relaxation. With endless opportunities for enhancement or development, this well-appointed house is a rare find, offering exceptional value for families, investors, and developers alike. Don't miss your chance to secure a piece of prime real estate in the heart of Miranda - enquire today!

- Peaceful Cul-de-sac position
- Three well-proportioned bedrooms
- Stone's throw from Miranda Station and Westfield
- R3 Zoning Development potential (STCA)
- 0.7:1 FSR with 9m height restriction