

**183 Karimbla Road, Miranda, NSW 2228**

**Sold House**

Friday, 25 August 2023

183 Karimbla Road, Miranda, NSW 2228

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



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**\$1,675,000**

Discover this good-sized property providing a workable 15.24m frontage & 720sqm easement-free block with a slight slope to the street. Nestled in a highly convenient location just moments away from central Miranda, Westfield shopping centre, schools & efficient transport links. This property represents a valuable investment opportunity. The existing clad, single-level home features three bedrooms offering versatility for rebuilding or redevelopment (STCA.) The original home also offers an open-plan living space with separate dining area, charming older-style kitchen, bathroom & outdoor laundry with second toilet. The expansive, sunlit yard enjoys a northerly aspect. Separate lock-up garage & storage sheds enhance the practicality of the property. Positioned centrally, & with promising potential, this property is an exceptional investment opportunity in today's healthy market. RATES: \$520/QTR, WATER: \$175/QTR EST. Land Size: 720sqm approx. - 15.2m/15.3m x 46.8m/48.4m approx. + Original, clad, single-level home with side garage+ Open-plan living & dining areas, charming older-style kitchen+ Three bedrooms, bathroom, extra toilet + Separate lock-up garage & storage sheds+ Knockdown now or possible future rental + Zoning R2, FSR .55:1 = potential gross floor area 396sqm+ Permissible use S.T.C.A. - dual occupancy/duplex+ Block slopes to street, convenient location, sunny aspect, easement free+ Close to Westfield centre, cafes, schools & railway station