

**2/236-240 The Boulevard, Miranda, NSW 2228**



**Townhouse For Sale**

Thursday, 25 April 2024

2/236-240 The Boulevard, Miranda, NSW 2228

**Bedrooms: 3**

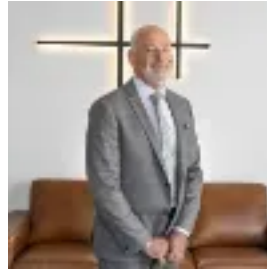
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jordan Agullo  
0295248477



Peter Green  
0295248477

## **Auction Guide \$950,000 - \$1,050,000**

Nestled in the heart of Miranda, this contemporary townhouse offers a blend of modern living and convenience. Located just moments away from Westfield Miranda and excellent public transport options, this property presents a great opportunity to embrace the vibrant lifestyle Miranda has to offer. This townhouse boasts a versatile floorplan designed for comfortable living. The spacious living and dining areas flow seamlessly through to both a north-facing courtyard and a private, rear courtyard perfect for year-round entertaining. With three bedrooms, the master complete with ensuite, this residence offers abundant space for family living. The well-appointed kitchen is equipped with high-quality appliances, offering a stylish and functional space for cooking and dining. Additional highlights include a double garage, internal laundry with extra toilet and light-filled interiors that create a welcoming ambiance throughout. RATES: \$367/QTR, WATER: \$158/QTR EST, STRATA: \$1074/QTR SIZE: Internal: 143 SQM; Total 181SQM approx. + Charming brick facade with a private, spacious front courtyard+ Open-plan living and dining flows onto peaceful courtyard+ Gas kitchen equipped with stone benchtops and stainless-steel appliances+ Master bedroom with ensuite, built-in wardrobe and leafy outlook+ Additional bedrooms well sized, featuring mirrored built-in wardrobe in second bedroom+ Grand main bathroom featuring separate bath and shower+ Fully tiled internal laundry with a convenient, third WC+ Low-maintenance timber-look flooring, air-conditioning and ceiling fans+ Ample storage throughout the home and a secure, double lock-up garage+ 850m from Westfield Miranda