

**301/3 Penprase Lane, Miranda, NSW 2228**

**Mitchell**

**Apartment For Sale**

Wednesday, 22 November 2023

301/3 Penprase Lane, Miranda, NSW 2228

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



James Mitchell

## Just Listed

Perfectly situated in the heart of Miranda, this welcoming contemporary apartment offers modern, low maintenance living in an ultra-convenient locale. With light-filled interiors including high ceilings, superior finishes, and a free-flowing floorplan, this modern abode is the perfect choice for downsizers, investors, or first home buyers seeking both space and lifestyle convenience with easy access to Westfield Miranda and a host of local amenities. Features:- Open plan living and dining with floor-to-ceiling sliding doors to spacious, entertaining balcony- Impressive tiled balcony, perfect for alfresco entertaining and pet-friendly- Stunning kitchen with stone benchtops, quality appliances including gas cooking, large island bench- Sophisticated main bathroom, internal 'New-York' style laundry, additional linen storage- Handy study space perfect for work-from-home- Generous carpeted main bedroom with built-in wardrobe and courtyard access- Ducted reverse cycle air-conditioning throughout, gas bayonet, easy-care timber flooring- Contemporary security complex with secure car space, and lift access featuring impressive common areas for entertaining and enjoyment- Convenient location nearby restaurants, cafes, Miranda shopping precinct, train station, and medical facilities

Outgoing Rates (all approximate):- Water: \$173.29 + usage per quarter- Council: \$294.50 per quarter- Strata: \$1,240.56 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)