

47 Sylvania Road, Miranda, NSW 2228

gavanproperty

House For Sale

Tuesday, 5 March 2024

47 Sylvania Road, Miranda, NSW 2228

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Michael Luck
0295471000



Anthony Pulvirenti
0295471000

Buyers Guide: \$1.8M

Situated in an elevated position and capturing panoramic leafy views, this property presents a unique opportunity for investors or those seeking a lucrative development opportunity. Perched on an impressive 601 square metre parcel of land with an 18.5 metre frontage, the property has development approval already secured for a five-bedroom duplex with three bathrooms and a lock-up garage with internal access (DA stamped plans available on request). The existing home features three generously sized bedrooms, an open plan living/dining area and a neat and tidy kitchen and bathroom, presenting ample space for comfortable living. A level grassed yard flows from the paved alfresco entertaining area providing a private outdoor area for children and pets, plus side driveway access to a lock-up garage with additional off-street parking. Whether you're looking to capitalise on the approved duplex site or simply seeking a strategic investment opportunity, this property ticks all the boxes. Situated in a central location close to local schools, boat ramps, shopping centers and local parks, don't miss your chance to secure a prime piece of Miranda real estate and unlock its full potential.