

**50 Carramar Crescent, Miranda, NSW 2228**



**House For Sale**

Monday, 27 November 2023

50 Carramar Crescent, Miranda, NSW 2228

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 426 m2**

**Type: House**



Ben Pike  
0295254666



Bianca Orlando  
0295254666

## Auction | Guide \$1,850,000

Perfectly positioned to capture the afternoon sun, this brand-new duplex achieves spacious family comfort with innovative design, soaring ceilings and quality finishes. Meticulously built and well scaled throughout, experience luxurious family living and entertaining within walking distance to Westfield, transport, sporting fields and schools. Well-appointed kitchen with gas cooking, quality appliances and large island bench. Butler's pantry with great storage leads to functional laundry with external access. Extensive use of glass and high ceilings allow generous natural light and sun-soaked interiors. Multiple living and entertaining spaces with plenty of room for every stage of life. Custom cabinetry, feature lighting, timber flooring and air-conditioning throughout. Spacious bedrooms, three bedrooms with ensuites, main with walk-in-wardrobe. Fourth bedroom on the ground floor with ensuite perfect for guests or family. Luxurious ensuite with freestanding bath, oversized shower and timeless fixtures. Lock up single garage with additional off-street parking and internal access. Located in the heart of the Sutherland Shire, enjoy a walk everywhere lifestyle. Approximate Quarterly Outgoings: Water Rates: \$173.29 | Council Rates: \$580.70. For all your home loan needs call the team at GROW Home Loans on 02 9525 4666 or visit the Pulse website for more.