

# 64 Carramar Crescent, Miranda, NSW 2228

## House For Sale

Saturday, 27 April 2024

64 Carramar Crescent, Miranda, NSW 2228

Bedrooms: 6

Bathrooms: 2

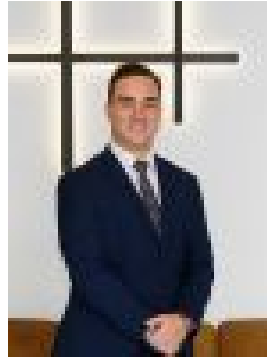
Parkings: 2

Area: 642 m2

Type: House



Peter Green  
0295248477



Jordan Agullo  
0295248477

## **Auction if Not Sold Prior**

Located only minutes to central Miranda on a 642sqm level block, this well-constructed, brick six-bedroom home offers great potential for a big, extended family or as an ideal investment. Downstairs, ideal for an extended family features two large bedrooms, full bathroom, spacious living/dining room and a laundry/utility room. Upstairs are four good-sized bedrooms complemented by an updated, full bathroom, wraparound living area and adjacent modern, fully appointed kitchen with stone breakfast bar. Two balconies at both the front and rear of the property provide sunny outdoor entertaining areas. The property enjoys a secure, family-friendly yard for all to enjoy as well as a large lock-up garage with internal access plus a covered parking space, providing a wealth of opportunities for an astute buyer. RATES: \$489/QTR, WATER: \$173/QTR EST Land Size: 642sqm approx. 15.24m x 42.67m approx. + Quality-built, well-maintained, six-bedroom family home+ Two bedrooms downstairs with bathroom, living room, large laundry + Four bedrooms upstairs plus updated bathroom and living areas+ Modern, fully appointed kitchen with stone breakfast bar+ Balconies at both the front & rear of the property+ Big, secure back yard, with lock-up garage and covered parking space+ Zoning R2, FSR 55:1 = potential Gross Floor Area (GFA) 353sqm+ Permissible use STCA – dual occupancy+ Level block, sunny aspect, easement free+ Easy walk to Westfield shopping and dining, schools & railway station