




**6/204 The Bvd, Miranda, NSW 2228****Sold - 1/03/2024**Townhouse 2  1  1 

## Spacious & Convenient - 2 bedroom townhouse, off street park

Nestled within a charming complex of twelve lies a delightful townhouse that beckons families, couples, investors, and those looking to downsize to a home that truly understands suburban living. Offering a duo of well-proportioned bedrooms, replete with mirrored built-ins and cooled by ceiling fans, this residence promises a serene retreat from the daily hustle.

**Open for Inspection**

By Appointment.

The heart of the home is the kitchen, featuring a convenient breakfast bar and a separate dining room, perfect for enjoying meals with loved ones. The layout includes a full bathroom upstairs and a handy second WC on the ground floor. A spacious lounge room unfolds into an outdoor entertaining area, crowned by a stunning pergola, setting the scene for memorable gatherings.

Enjoy the luxury of a lock-up garage and additional patio space, accommodating two vehicles with ease. The back yard is impressively expansive, claiming the title of the largest courtyard in the complex. Moreover, proximity to Miranda North Public School, a mere 600m away, ensures that this home is as practical as it is enchanting.

### Features:

- \*Two bedrooms, both with mirrored built-ins
- \*Kitchen with breakfast bar and separate dining room
- \*An upstairs full bathroom and a second WC downstairs
- \*Ceiling fans in bedrooms
- \*Spacious lounge room
- \*Internal laundry
- \*Outdoor entertaining area
- \*Huge back yard
- \*Largest court yard in complex with side yard
- \*Outdoor Pergola
- \*Lock up garage with additional space on patio for an extra car^
- \*Miranda North Public School approximately 600m away
- \*Currently leased - instructions to sell!

You can take a leisurely walk to shop and dine in Westfield Miranda's restaurants or catch a movie at the cinema

### Listed By

The Office

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