



**204 Sylvania Road Miranda NSW**

4 1 2

Located with convenient access to both Gynea & Miranda and with a favourable corner sunny aspect rests this immaculately kept double brick cottage which showcases a single-level floorplan with easy care attributes.

**Price** : \$ 1,687,000

**View** : <https://www.jreproperty.com.au/sale/nsw/sutherland/miranda/residential/house/8013471>

Tightly held since the 1950's this opportunity presents multiple options to extend, rebuild or benefit from the potential of a Duplex site (STCA)

- ? Large level 619.7sqm (approx.) corner position block of land
- ? Potential duplex site (STCA) 12.202/17.221 x 35.052
- ? 4 bedroom, immaculately kept home
- ? Established and immaculate gardens
- ? Single lock-up garage, single carport



**Luke Jeffree**  
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**Belinda Sanders**  
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Council: \$438.21 pq