



## 231 Sylvania Road Miranda NSW

4 2 2

Exceptionally positioned in a sought after and convenient Miranda location, spanning across three impressive levels this spacious home is beautifully maintained throughout and designed with family in mind. Bus stop just minutes away that goes to Westfield Miranda and train station.

With its expansive multi-level layout and offering four generous bedrooms, two bathrooms, study, media room or 5th bedroom, rumpus & family room, light filled open-plan living, dining and kitchen complemented with tiling and neutral tones throughout. Entertain in the private alfresco area overlooking established gardens.

- Open-plan casual living & dining area & additional family room
- Deluxe kitchen, s/s appliances, gas cooktop & wide

**Price** : \$ 1,470,000  
**Land Size** : 638.6 sqm  
**View** : <https://www.gibsonpartners.com/sale/nsw/sutherland/miranda/residential/house/5854450>



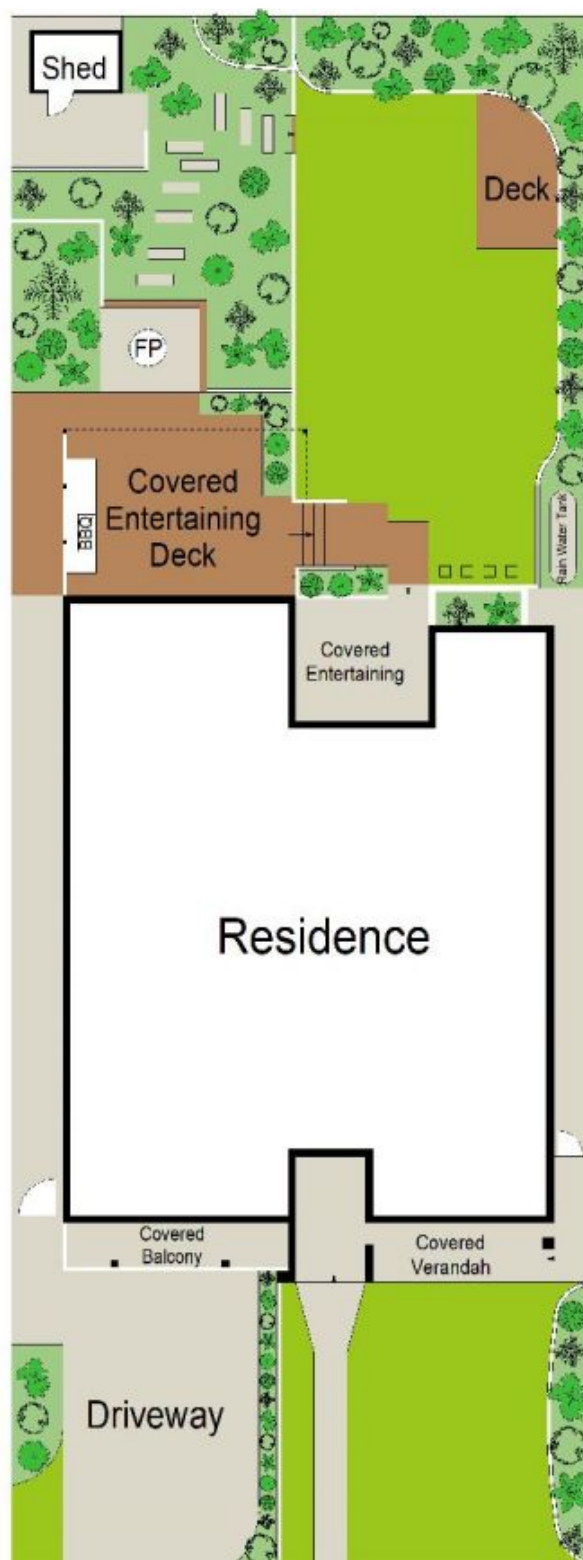
**Ivan Lampret**  
02 9523 1333



**GROUND FLOOR**



**LOWER GROUND FLOOR**



**SITE PLAN (NOT TO SCALE)**



0 1 2 3 4 5 METRES

Gibson Partners Real Estate Pty Ltd

Scale in metres. The above only information is approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and therefore persons should rely on their own enquiries.