



**Miranda**

**LAND OF OPPORTUNITY - OVER 1,660 SQUARE METRES & 35 METRE FRONTAGE**

Prime consolidated residential development site providing a blank canvas and extending endless opportunity to the successful purchaser (stca).

Set on an expansive site of over 1,660 square metres, boasting two existing 'torrens title' lots and a combined frontage of over 35 metres, this impressive opportunity has favourably a drainage easement in place already and set conveniently within close proximity to local bays, boat ramps, Westfield Shopping Centre, transport and schools.

- Two 'Torrens Title' lots
- Large site of over 1,660 square metres
- Wide frontage of over 35 metres
- Drainage easement, exists already
- FSR 0.55 to 1
- Height limit of 8.5 metres (stca)
- Two existing freestanding homes
- Highly sought location

For further details &/or an inspection please call Jon Brookes at Brookes Partners Real Estate on 0416 069 169 or 9544 5555.

**Type** : Development  
**Land Size** : 1669 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/sutherland/miranda/commercial/development/5757524>

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