



35 Edward Avenue Miranda NSW

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### Single Level Living in Convenient Location

Enjoying a premium aspect and peaceful setting, this comfortable family home is brimming with future possibilities while providing a blank canvas for a modern transformation (STCA).

Centrally located for utmost convenience, within walking distance (2km) of Miranda Station, Westfield Shopping Centre and local select schools.

Features include:

- Formal and casual living, dining and entertaining
- Polished timber flooring throughout
- Neat and tidy bathroom with bathtub
- Sunny grassed rear yard
- Well presented colour scheme & decor
- Side driveway to lock up garage

**Type** : House

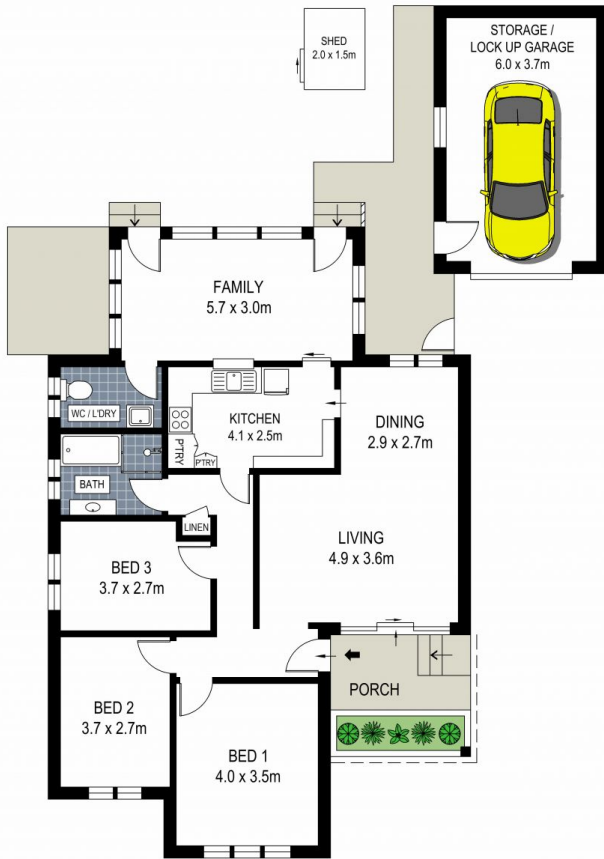
**View** : <https://www.brookes.net.au/sale/nsw/sutherland/miranda/residential/house/7315112>

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**GROUND FLOOR**

0 1 2 3 4 5 metres



**SITE PLAN (NOT TO SCALE)**



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