# Fast Facts

**117 Sylvania Road**
Miranda



## OVERVIEW

4 Bedrooms | 2 Bathroom | 2 Garage

Auction - on site 7th November at 10.30am

## RENTAL
Could achieve $1,150 - $1,250 p/w

## ADDITIONAL
Four bedrooms, all with built-in robes
Additional study or nursery
Master bedroom with ensuite & walk-in robe
Timber blinds throughout
Carpet to bedrooms & formal living, tiles to casual living
Bright bathroom with separate shower & bath
Internal laundry with direct access outside, linen closet
Ducted air-conditioning, gas heating bayonets
Ducted vacuum - recently serviced
Alarm system, video intercom doorbell
Automatic double lock-up garage
Garage with roller door drive-through acces to rear yard
Spa-ready (services provisioned)
Fully fenced front & back yards, level lawns to front
Undercover outdoor entertaining with canvas patio blind
Additional timber deck in rear yard
Solar panels installed

Multiple living spaces:
- Formal dining/lounge
- Casual dining adjacent to kitchen
- Living room
- Family room

Kitchen features:
- Breakfast bar
- Brand new oven (never used)
- Brand new dishwasher (never used)
- Water filter tap installed - recently serviced
- Ample bench & cupboard space
- Gas cooktop

## ZONING

R2 - Low Density Residential

## INTERNET
NBN Hybrid Fibre Coaxial (HFC)

## LAND SIZE
556.4m²

## AIR CONDITIONING
Yes

## GAS
Yes - street/mains

## DISTANCES
1.9km to Miranda train station
1.6km to Gymea train station
1.3km to Westfield Miranda
1.5km to Gymea Village
2.2km to South Village
2.5km to Southgate Shopping Centre
900m to Gymea North Public School
1.2km to Port Hacking High School
1.7km to Our Lady Star of the Sea Catholic Primary School
2.1km to St Catherine Laboure Catholic Primary School

## FAST FACTS IS BROUGHT TO YOU BY:

**Sebastian Viteri**
0412 547 111
sebastian.viteri@sanders.com.au



Sanders Property Agents and its directors, employees, agents and related entities responsible for maintaining this document believe that the information contain in this document is correct. However no representations or warranties of any nature whatsoever are given, intended or implied and you should rely on your own enquiries as to the accuracy of any information or material available from this document.