



2/17 Kiora Road, MIRANDA

Peaceful & Convenient

UNDER OFFER!!!!!!Peacefully positioned on the ground floor in a boutique block of 6 with no common walls, is this bright and airy unit. This highly desirable unit boasts:

- Oversize lounge room
 - Large well presented kitchen
 - Spacious bedrooms with built-ins
 - Neat and tidy bathroom
 - Internal laundry
 - Lock up garage
 - Well constructed and maintained security block that's approx 18 years old
- Convenience is another asset this outstanding unit offers, being only 300m to Westfield's Miranda. Currently rented to excellent tenants on an expired lease. Will suit owner occupiers and investors alike.

N.B. Photos shown are of a similar unit within the block

PRICE GUIDE: \$487,000.00

Area: 115 m2
 Council Rates: \$212.00 p.q.
 Water Rates: \$291.00 p.q.
 Strata Levy: \$2,523.00 p.q.



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