



6/17 Kiora Road, MIRANDA
Sun Drenched Top Floor

UNDER OFFER!!!!

Highly desirable front facing unit positioned on the top floor within a well maintained small block of 6. Benefitting from massive amounts of natural light and no common walls. Featuring:

- ☑Bright and airy oversize lounge room
 - ☑Large well presented kitchen
 - ☑Spacious bedrooms with built-ins.
 - ☑Sunny and wide balcony
 - ☑Neat and tidy bathroom
 - ☑Internal laundry
 - Lock up garage
 - ☑Well constructed and maintained security block that's approx 18 years old
- Premium location is another bonus this unit offer's, with Westfield's just 300m up the road. 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 in the block

PRICE GUIDE: \$515,000.00

Area:	116 m2
Council Rates:	\$212.00 p.q.
Water Rates:	\$291.00 p.q.
Strata Levy:	\$2,858.00 p.q.



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