



### 199B Sylvania Road Miranda NSW

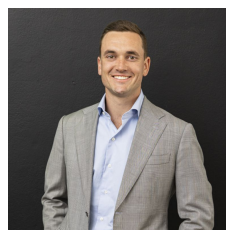
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Positioned in an ultra-convenient location, just moments from Westfield Miranda and a short drive from local schools and parks, this home is ideal for a growing family. It offers a sense of spaciousness and features a versatile, open floor plan throughout. The kitchen, living, and dining areas are cleverly designed, seamlessly extending to an expansive outdoor entertainment space. Enjoy a leisurely stroll to Gymea Shops and cafes, along with easy access to public transport and Miranda Westfield. With its proximity to Cronulla beach, local parks, and schools, this family-friendly home is ready to be moved into and enjoyed.

- Open-plan kitchen equipped with a gas cooktop, stone benchtops and large walk-in pantry

[For full version visit the website](https://www.mattblakproperty.com.au/78353)

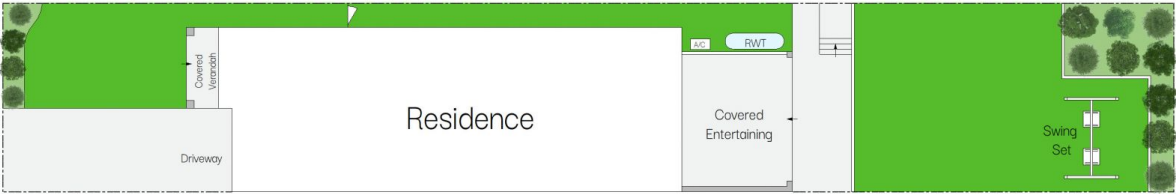
**Type** : Semi Detached  
**Price** : \$ 1,355,000  
**Land Size** : 302.5 sqm  
**View** : <https://www.mattblakproperty.com.au/78353>  
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**Blake Spooner**  
9529 3433



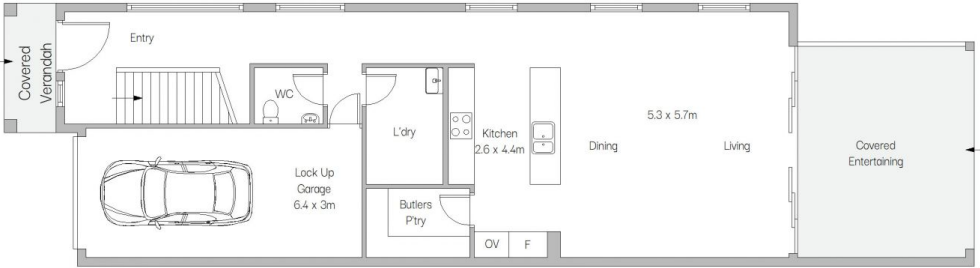
**Patrick Swanson**  
9529 3433



SITE PLAN (NOT TO SCALE)



FIRST FLOOR



GROUND FLOOR



199B Sylvania Road, Miranda

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.