

## Miranda, 27/113-125 Karimbla Road

PERFECTLY POSITIONED 3-BEDROOM UNIT IN PRIME MIRANDA LOCATION

Convenience Meets Comfort in This Well-Appointed Miranda Gem.

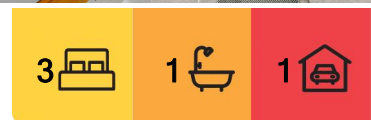
Ideally situated in a great location just steps from Westfield Miranda and Miranda train station, this inviting 3-bedroom unit offers the perfect blend of accessibility and comfortable living. Whether you're a commuter, a savvy investor, or a family seeking proximity to excellent schools, this property ticks all the boxes.

Property Features:

- 3 generous bedrooms with built-in wardrobes
- Updated bathroom with quality fixtures
- Bright, functional kitchen
- Open-plan living and dining area



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5G5HR8](https://ljhooker.com.au/5G5HR8)

**Contact**  
**Richard Tsotras**  
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[richard.tsotras@ljhooker.com.au](mailto:richard.tsotras@ljhooker.com.au)  
**Gary Tomlins**  
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**LJ Hooker Caringbah**  
**(02) 9524 0111**

- Single lock-up garage
- Well-maintained throughout
- Ready to move in or rent out immediately

Location Highlights:

- Walking distance to Westfield Miranda shopping centre
- Minutes to Miranda train station for easy city commute
- Close to popular schools including Miranda Public School and Port Hacking High School
- Easy access to local parks and recreational facilities
- Short drive to Cronulla beaches
- Surrounded by cafes, restaurants, and essential services

This property presents an outstanding opportunity in a high-demand location where convenience meets lifestyle. Don't miss your chance to secure this perfectly positioned Miranda unit.

Rates are as follows:

- Council Rates \$381.40 per quarter
- Water Rates \$170.90 per quarter
- Strata Rates \$1087.37 per quarter

Webpage enquiries must include a contact number and email address to receive a response. Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.



## More About this Property

Property ID	5G5HR8
Property Type	Apartment
Including	Toilets (1) Intercom Balcony Built-in-Robes

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27/113 Karimbla Road, Miranda

All measurements are only guides to the approximate dimensions of the property. Measurements should be taken by a qualified surveyor.



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