



**Sold by Laing+Simmons Miranda**

\$610,000

Enjoying a prime northerly aspect on the first floor of the ever-popular Wilshire complex, this generous two bedroom security apartment offers all you need for easy living in cosmopolitan Miranda.

The apartment features a spacious living and dining area which leads out to a full width sunny open balcony, ideal for entertaining. The renovated fully appointed kitchen offers gas cooking and a dishwasher and the good sized laundry provides space for additional storage. Both bedrooms offer built in robes and the master has an en-suite with bath and shower. There is also a modern main bathroom.

Don't miss out on this opportunity to secure an exceptional apartment set within a pristine pet friendly complex with a lock-up garage, park like gardens, indoor pool and gym facilities. Set just moments from Central Miranda close to Westfield, restaurants and public transport facilities.

Detailed strata report available with all supporting documentation and financials available upon request. Purchase knowing you have the added security of a exceptional professionally run complex.

STRATA FEES: \$943/QTR, RATES: \$268/QTR, WATER: \$175/QTR (EST)  
 SIZE: INTERNAL: 114SQM, TOTAL:129SQM (APPROX)

- + Northerly aspect, first floor, two bedroom apartment
- + Updated carpet and paint with excellent natural light
- + Extra spacious living and dining with large balcony
- + Renovated modern kitchen with gas cooking
- + Large bedrooms with built-ins, master with en-suite
- + Single secure garage with room for extra storage
- + Pet friendly strata complex
- + Resort style complex, indoor pool, spa and gym
- + Minutes to Miranda shops, schools and transport



**Michael Green**  
 Licensed Real Estate Agent

Laing+Simmons Miranda  
 michael.green@lsre.com.au  
 0416 313 838  
 02 9524 8477

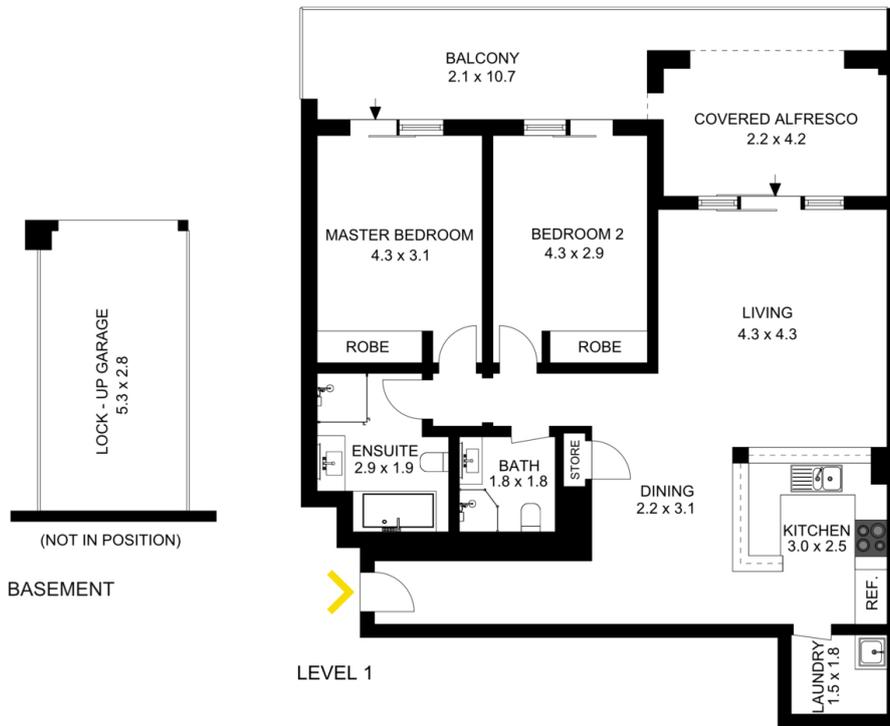


**Peter Green**  
 Principal

Laing+Simmons Miranda  
 peter.green@lsre.com.au  
 0401 145 477  
 02 9524 8477

**Amenities**

- Garage
- Pay Tv



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

46/8-14 WILLOCK AVENUE, MIRANDA

