



11 Crookwell Avenue Miranda NSW

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Nestled on a quiet street and spanning approximately 746.1sqm, this expansive family home offers a versatile floorplan with multiple indoor or outdoor living and entertaining options. Enjoy an idyllic haven with a level grassed yard and substantial inground swimming pool complemented by a tranquil poolside cabana, offering an enticing opportunity for families or discerning investors exploring redevelopment prospects (STCA) in a coveted locale.

Ideally located only 220m to the closest bus stop, 450m to Alcheringa Park and Playground, 1.5kms to Miranda Westfield and train station, 2.6kms to GyMEA Bay Baths.

- Positioned on a generous and quiet 746.1sqm level block
- Multiple living/dining areas unfold over a dual-level

**Price** : Auction (Unless Sold Prior)  
**Land Size** : 746.1 sqm  
**View** : <https://www.gibsonpartners.com/sale/nsw/sutherland/miranda/residential/house/8110376>



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**SITE PLAN (NOT TO SCALE)**



Gibson Partners Real Estate Pty Ltd



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.

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**GIBSON**