

10 Fowler Road,, Merrylands, NSW 2160

Laing+Simmons

Sold House

Thursday, 28 March 2024

10 Fowler Road,, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



George Lattouf
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Daniel Eid
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\$1,200,000

Nestled in a convenient location within minutes from all amenities, this charming three (3) bedroom brick veneer home offers the perfect combination of comfort, style and functionality, providing a haven for you and your loved ones to create lasting memories.- Three generously sized bedrooms with two boasting built-in robes providing ample storage- Warm ambiance of the open plan living and dining area enhanced by the convenience of split system air conditioning ensuring year-round comfort- Neat kitchen equipped with gas cooking and ample storage- Main bathroom featuring floor-to-ceiling tiles, separate bathtub and shower- Step outside to the covered entertaining area at the rear, with full concrete rear yard making maintenance a breeze - Secured single lock-up garage with additional storage space for personal belongings - Super wide frontage on 22.49 metres with great street exposure - Enjoy the durability and low maintenance of tiled floors throughout complemented by the sturdy brick veneer construction- Bus stops at your doorstep make commuting simple:* Route 802 to Parramatta train station and Liverpool train station * Route 810X to Merrylands train station and Parramatta train station - Conveniently located only a short distance to the following amenities:* 150m to Merrylands Park* 500m to Merrylands swimming pools * 750m to St Margaret Mary's Primary School* 1.3km to Stockland Merrylands* 1.6km to Merrylands train station* 1.6km to M4 Motorway access- Potential rental return of \$700-\$750 per week - Current outgoings: Council: \$380 per quarter | Water: \$193.33 per quarter

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