

# 157c Fowler Road, Merrylands, NSW 2160



## House For Sale

Tuesday, 26 March 2024

157c Fowler Road, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 276 m2

Type: House



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## Price Guide \$940,000 - \$970,000

Presented across two levels with plenty of living space and an exceptional view from your backyard, here is a fantastic home opportunity for the growing family. With easy-care tiled flooring throughout the living areas, this quality home enjoys a separate lounge and dining area with loads of storage space, a generous kitchen with breakfast bar and a convenient downstairs guest powder room. Upstairs offers three bedrooms all with built-in robes including a generous master bedroom with ensuite bathroom, plus a very clean bathroom with separate toilet, all with ducted air-conditioning to keep you comfortable all year around. Outdoor lovers will adore the fabulous low-maintenance courtyard with a pergola covered entertaining area, as well as a garden shed backing onto Fowler Reserve at the rear as the perfect place for afternoon relaxation where you enjoy the serene leafy aspect. Less than 100 metres to the bus stop, 400 metres walk to school, 650 metres to the hospital with easy access to both Merrylands and Guildford Shopping and train stations.\* 3-bedroom duplex home\* Ducted air-conditioning and tiled flooring\* 2 bathrooms with additional guest powder room\* Lock-up garage\* Walk to transport and school\* Council: \$259pq | Water: \$179pq | Land: 279.1sqm\* Investors Note: Potential rental return \$730 - \$770 per week DISCLAIMER: 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.