

17A Bowden Street, Merrylands, NSW 2160

Sold Duplex/Semi-detached

Monday, 11 September 2023



17A Bowden Street, Merrylands, NSW 2160

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 289 m2

Type:

Duplex/Semi-detached



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\$1,090,000

Introducing an exceptional property that offers comfort and convenience. This gem boasts 4 bedrooms, featuring balconies to the main and second bedrooms, allowing you to enjoy the surrounding views. The open plan living areas provide a spacious and versatile space, perfect for entertaining guests or enjoying quality time with your family. Prepare to be impressed by the stylish Caesarstone eat-in kitchen, complete with high-quality fittings and stainless steel appliances. Indulge in culinary adventures with a Smeg gas cooktop and underbench oven, a Miele dishwasher and a Smeg microwave oven. Luxury awaits in the two modern fully-tiled bathrooms, adorned with top-notch fixtures that add a touch of elegance to your daily routine. Need a dedicated space for work or study? This property has you covered with a well-appointed study room equipped with a ceiling fan to enhance your comfort. Enjoy the convenience of an internal laundry that offers ample storage space to keep your belongings organised and out of sight. The highlight of this property is its large outside entertainment area, perfect for hosting gatherings and creating lasting memories. Complete with a kitchen area for convenient meal preparation and additional storage space, it is designed to elevate your entertainment experience. Rest assured knowing that your vehicle is secure in the remote lock-up garage, which also provides additional storage options for your convenience. To enhance safety, the property includes an alarm system and video intercom. With the added benefit of solar power, you can take advantage of renewal energy sources and potentially reduce your electricity costs. If you are an investor, take advantage of the great rental return of \$900 per week with the property currently leased to October 2023. Features include:

- 4 bedrooms with mirrored built-in wardrobes and ceiling fans, balcony access to second bedroom
- Ensuite and balcony to main bedroom
- Open plan living area with a gas outlet for heating
- Stylish Caesarstone eat-in kitchen with quality fittings and stainless steel appliances including Smeg gas cooktop and underbench oven, Miele dishwasher and Smeg microwave oven
- 2 modern fully-tiled bathrooms with quality fittings
- Study with ceiling fan
- Internal laundry with additional storage
- Large outside entertainment area with kitchen and additional storage
- Ducted air conditioning
- Remote control lock up garage with storage
- Security features including alarm and video intercom
- Solar power
- Currently leased for \$900 per week until October 2023

Don't miss the opportunity to make this modern duplex your new home. Contact us today to arrange to viewing and experience the comfort, convenience, and quality this property has to offer. **DISCLAIMER:** The information above has been gathered by reliable sources. However we cannot guarantee or give any warranty about the information provided. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties must make and rely upon their own enquiries.