

20 Fowler Road, Merrylands, NSW 2160



House For Sale

Tuesday, 12 March 2024

20 Fowler Road, Merrylands, NSW 2160

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 910 m2

Type: House



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Price Guide \$1,780,000 - \$1,860,000

Here is a rare opportunity to secure an enormous 910.5 sqm parcel which is just a short walk to school and Merrylands Park. Currently offering two separate dwellings, this property will suit home buyers, investors and developers considering large duplex construction subject to council approval. The primary home is beautifully presented with tiled flooring, high ceilings, downlights and an air-conditioned living room, a modern polyurethane kitchen with stainless steel appliances including dishwasher, stone bench tops and stone splashbacks, an oversized master bedroom, built-in robes in two bedrooms, plus a generous fully tiled bathroom and laundry. This home also includes solar panels for energy savings. The self-contained, one bedroom studio is situated at the rear of the property and includes a private courtyard, separate lounge, air-conditioned kitchen, fully tiled bathroom with internal laundry plus a built-in robe in the bedroom. With a covered carport and drive through access to the rear yard, this home will appeal to many in a great location with easy access to Merrylands shopping and trains, Parramatta and the M4 motorway.* Enormous 910.5 sqm property with 16.46 metre frontage* Well-presented 3-bedroom, single-level residence * Separate, self-contained 1-bedroom sleep-out* Ample off-street parking, drive through to rear* Walk to school, transport and Merrylands Park* Investors Note: Currently rented at - House: \$720 per week - Sleepout: \$470 per week* Council: \$547pq | Water: \$195.46pqDISCLAIMER: 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.