

# 25 Allowrie Road, Villawood, NSW 2163

## Sold House

Thursday, 29 February 2024

25 Allowrie Road, Villawood, NSW 2163

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 588 m2**

**Type: House**



Zeth Grant  
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**\$1,200,000**

John B Grant Real Estate, Chester Hill is proud to offer 25 & 25a Allowrie Road, Villawood to the market place. Nestled in a serene corner position, this impeccably updated residence presents a golden opportunity for those seeking a seamless lifestyle or lucrative investment. Situated on a substantial 588sqm allotment, this property boasts a sprawling outdoor space, bathed in natural light interiors, and a brand-new two-bedroom granny flat with its own private entrance. Tailored for both astute investors and families, this home enjoys a prime location mere moments from Villawood Station, Bunnings Villawood, Bass Hill Plaza, and essential amenities.

- The main home is thoughtfully updated with contemporary open-plan living areas,
- Bright and tidy kitchen featuring stone benchtops, natural gas cooking, premium stainless-steel appliances, and ample storage
- Surrounded by lush lawns on both frontages of the corner block
- Four generously sized bedrooms, three with built-in robes, with the fourth currently utilized as a rumpus room
- Quality inclusions: Carport, ducted air conditioning, polished timber flooring, recessed lighting, and more
- The granny flat was recently constructed modern dwelling with its own street frontage and private entry
- Spacious entertainment area seamlessly connected to a pristine kitchen equipped with high-end fittings.
- Offers versatility as a potential home office, creative studio, or in-law accommodation.
- Rental potential for a hassle-free passive income stream.

The house built-in: 1950's  
approximately  
Granny flat built in 2020 approximately  
Zoned: R2 Low Density Residential Council Rates \$388.00 per quarter approximately  
Water Rates \$373.50 per quarter approximately  
Potential rental return \$65,000 PA.  
approximately  
Please Note. Delay settlement until the 17th June 2024