

4/14 Bowden Street, Merrylands, NSW 2160



Sold Villa

Wednesday, 22 May 2024

4/14 Bowden Street, Merrylands, NSW 2160

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 187 m2

Type: Villa



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\$655,000

Discover this modern detached villa, ideally situated at the rear of a small boutique complex for ultimate peace and privacy. Boasting a practical layout with well-designed indoor and outdoor living areas. Perfectly located within walking distances to bus services, local schools and parks and also a short drive to Stockland Merrylands, train station, restaurants and cafes. Features include:

- 2 bedrooms with mirrored built-in wardrobes and ceiling fans
- Spacious open plan living area with split-system air conditioner and gas outlet for heating
- Stylish kitchen boasts granite benchtops and quality stainless steel appliances including a large gas upright stove/oven and dishwasher
- Modern main bathroom with quality fittings and separate shower and bath facility
- Internal laundry provides access to a low-maintenance backyard, complete with a garden shed
- Security features include window shutters, video intercom and Crimsafe security doors
- 2 car remote control lock-up garage offers secure parking and additional storage space
- Currently tenanted for \$530PW – lease expires November 2024

Outgoings per quarter: Strata \$682.50 Council \$346 Water \$178.42

This villa combines modern comfort with practical design, making it the perfect home for those seeking a quiet and secure lifestyle. Contact us today to arrange an inspection and make this beautiful villa your new home!

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