

**52A Dawson Street, Fairfield Heights, NSW 2165**



**House For Sale**

Wednesday, 8 November 2023

52A Dawson Street, Fairfield Heights, NSW 2165

**Bedrooms: 5**

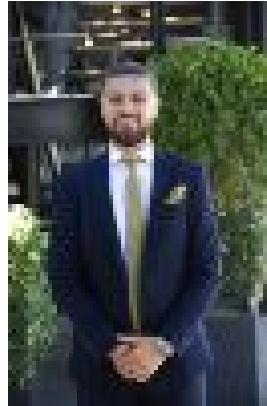
**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Patrick Jerji  
0478061166



Danny Warda  
0472625941

## Buyer's Guide : \$1,000,000

Privately designed and master-built, is this unique full brick designed duplex. Offering a free flowing open layout in a streamlined contemporary family home with only the finest of finishes, inclusions and house like proportions rarely seen in a duplex these days. This exclusive offering comprises of 5 oversized bedrooms, 3 bathrooms, custom high end inclusions/finishes, high ceilings, multiple living rooms and a great indoor/outdoor entertaining all under the one roof. The pure size of this home must be seen to be appreciated and comes with all the extra's you expect in your next property. This home would fit the bill for any sophisticated prospective buyer as you are treated with everything under the one roof. Offering:

- \* 5 Generous sized bedrooms with the guest bedroom located on the ground floor
- \* 40mm stone kitchen with splashback, pendant lighting, 900mm cooktop & stainless steel appliances
- \* 3 modern designer bathrooms, with vanities and niches
- \* Oversized Master bedroom with en-suite, walk in wardrobe & balcony
- \* Ground floor bedroom + complete bathroom adjacent to it
- \* 2 living areas + commercial grade windows/tinted windows (Privacy & Energy Saving)
- \* 2.7 - 3m high shadow line ceilings, square set finish with 2.4m high door frames
- \* Covered outdoor decking, pergola and outdoor kitchen with gas cooking perfect for all year round
- \* Video intercom, ducted multi zoned A/C, security cameras and alarm
- \* Brick fence with remote controlled gate with 2 sensors
- \* Automated home - Eg: Decking lights, fountain, intercom, security cameras

Investor note - Rental potential \$900- \$1000 per week (\$46,800 - \$52,000pa)

\* Perfectly position only 800m walk to bustling Fairfield Heights Shopping district

\* A short bus or car ride to Fairfield CBD & Station

Only: 2 minute walk (260m) to Fairfield West shopping district  
6 minute walk (800m) to Fairfield Heights shopping district  
5 Minute drive (2km) to Fairfield CBD  
6 minute drive 2.4km) to Fairfield Station  
20 minutes drive to Parramatta CBD  
35 minutes drive to Sydney CBD

Auction location : Onsite  
Auction time & Day : 2nd of December @ 1pm, 12:30pm  
registration