

**68 Fowler Street, Claremont Meadows, NSW 2747**



**Duplex/Semi-detached For Sale**

Saturday, 13 April 2024

68 Fowler Street, Claremont Meadows, NSW 2747

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Daniel Palermo



Ranjit Cheema

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**\$800,000 - \$850,000**

This immaculate 3-bedroom duplex is the perfect fusion of style and functionality, making it an exceptional choice for families, first-time homebuyers, and savvy investors alike. The location offers easy access to the M4 motorway, the newly built Gipps Street Recreational precinct, childcare facilities, Claremont Meadows public school, Caddens Corner shopping centre with Woolworths and the new Orchard Hills metro station currently under construction. Features of the home include:

- 3 spacious bedrooms, each fitted with built-in robes, the master suite is a haven of tranquillity with its private ensuite, offering a sizeable shower and a walk-in robe, complemented by a balcony to savour those serene moments.
- The massive open plan living area, which merges a lounge, kitchen, and dining space, is an entertainer's dream, alongside a cosy study nook tucked away upstairs for added convenience.
- The modern kitchen is a chef's delight, featuring an inviting island breakfast bar with Caesarstone benchtops, complemented by premium stainless steel appliances, including a gas cooktop and electric oven.
- A full family bathroom upstairs is equipped with a bathtub, while a handy internal laundry and an additional powder room with a third toilet are located on the ground floor.
- Year-round comfort is ensured with ducted air conditioning throughout.
- Outside, the alfresco dining area with decking beckons for open-air enjoyment.
- A single lockup carport, coupled with additional driveway parking, caters to your vehicles.
- The low-maintenance block includes side access and a practical garden shed.
- Potential rental return of approximately \$600 per week.

Make 68 Fowler Street your new address and embrace a life of effortless sophistication. Listed below is an approximate distance from the property to local amenities:

- 350m to Bus stop
- 350m to Childcare centre
- 400m to Gipps Street Recreational precinct
- 800m to M4 motorway
- 750m to Local shops with IGA
- 1km to Orchard Hills metro station
- 1.1km to Claremont Meadows Public School
- 2.2km to Western Sydney University
- 2.4km to Caddens Corner shopping centre with Woolworths
- 2.8km to Werrington train station
- 4.4km to Kingswood High School
- 4.8km to Nepean Hospital
- 47km to Sydney CBD

**Disclaimer:** We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own