

46 Fowler St, Claremont Meadows, NSW, 2747



Duplex Semi-detached For Sale

Thursday, 1 August 2024

46 Fowler St, Claremont Meadows, NSW, 2747

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Duplex Semi-detached



Daniel Palermo

AFFORDABLE CONTEMPORARY HOME!!!

Step into a fusion of modern convenience and comfortable living at 46 Fowler Street, located in the sought-after suburb of Claremont Meadows, offering easy access to a range of amenities. With local schools, parks, and shopping centres just moments away, everything you need is within reach. Plus, with convenient access to public transport and major roadways, commuting to the city or other parts of Western Sydney is a breeze. This tastefully crafted duplex is an ideal proposition for investors, families, and those stepping onto the property ladder.

Features of the home include:

- 3 great sized bedrooms, each boasting a balcony, built-in robes and sleek laminate flooring.
- The master suite is a sanctuary with a walk-in robe and an elegant ensuite, ensuring privacy and luxury.
- At the heart of the home lies a contemporary kitchen, equipped with gas cooking, a dishwasher and a rangehood, anchored by an island bench adorned with Caesarstone tops.
- Entertain with ease in the open-plan lounge, complete with tiled flooring and LED downlights, seamlessly connecting to the kitchen and dining area for an inclusive family environment.
- The spacious main bathroom offers a bathtub and separate shower, supplemented by an internal laundry, a convenient third toilet, and ample storage space.
- Ducted air conditioning throughout, complemented by the economic benefit of a solar panel system.
- Plenty of outdoor space with a private courtyard at the front plus a semi-enclosed alfresco area with a built-in BBQ at the rear, perfect for year-round enjoyment.
- Water sustainability is addressed with a rainwater tank with access to a lock up carport plus 2 additional car spaces.
- With expected rental income of \$650-\$680 per week, this property is as practical as it is appealing.

Don't miss out on the opportunity to make this luxurious duplex your new home.

Listed below is an approximate distance from the property to local amenities:

300m to Childcare centre

500m to Bus stop

520m to Claremont Meadows Public School

700m to the Local Shops with IGA

800m to M4 motorway

1.1km to Orchard Hills metro station

1.2km to Montgrove College

1.3km to Wollemi College

2.4km to Caddens Corner shopping centre with Woolworths

2.9km to Western Sydney University

3.3km to Werrington train station

3.4km to Kingswood High School

5.1km to Nepean Hospital

17.5km to New Western Sydney Airport

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 independent inquiries to verify the information provided.