

**17 Patten Avenue, Merrylands, NSW 2160**



**House For Sale**

Wednesday, 10 July 2024

17 Patten Avenue, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 470 m2**

**Type: House**



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## Auction

This property is more than just a fixer-upper - it's a renovator's delight that presents a unique opportunity to design and build the perfect home, exactly as you've always envisioned! The main home presents a spacious three-bedroom floor plan, each bedroom featuring built-in wardrobes that provide ample storage space - imagine customizing these rooms to reflect your personal style! The hallway bathroom is another renovator's dream and awaits your creative touch to transform it into a spa-like oasis. On offer are two inviting living spaces, including a separate lounge that's warmed by a rustic fireplace, as well as an open-concept family and dining area that seamlessly connects to the kitchen. Speaking of the kitchen, this gourmet hub offers a space for the culinary enthusiast to experiment with flavours and ingredients, complete with ample bench and cupboard space. For those who work from home or need a quiet place to study, you'll be treated to a study that's accessible from both the primary bedroom and lounge. This versatile space can be transformed into a serene home office or a creative studio, reflecting your personal needs. Outside, the property continues to impress with its extensive driveway leading to a lock-up garage. Here, you can work on your next project or protect your vehicle from the elements. There's also a separate carport at the front, providing additional parking options for you and your guests. With so much parking space available, hosting gatherings or accommodating multiple vehicles is never a concern! The potential for upgrades in this home is truly remarkable. With plenty of scope to add personal touches and make it truly yours, this property invites you to dream big. Imagine expanding the living spaces, modernizing the kitchen and bathroom, or even adding an outdoor entertainment area. The possibilities are endless, and with Subject to Council Approval (STCA), you can explore development opportunities that will significantly enhance the value and functionality of the home. Whether you're an experienced renovator or a first-time homebuyer with a dream, this property offers the chance to turn potential into perfection. Schedule your viewing today and embark on the journey to make this home truly yours. ONLINE enquiry policy - All email & online enquiries received from this website will not be attended to if a number & email address are not provided. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.