

**18 Lowana Avenue, Merrylands, NSW 2160**



**House For Sale**

Tuesday, 2 July 2024

18 Lowana Avenue, Merrylands, NSW 2160

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 626 m2**

**Type: House**



Daniel Starr  
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## AUCTION

Stylishly presented on a huge and leafy 626 sqm parcel, here is a wonderfully spacious family residence with significant growth and development potential. The lovely three-bedroom, standalone home features polished timber floors and high ceilings throughout, a fully tiled bathroom with separate tub, convenient additional guest toilet, an internal laundry, plus a recently updated gas kitchen with stone bench tops and stainless-steel appliances including a dishwasher. Already installed with solar panels delivering real energy savings, this residence offers significant living space including a separate air-conditioned lounge, sunroom, and a large family room at the rear. Entertainers will adore the elevated all-weather timber deck as the ideal place for alfresco meals and relaxation while watching the kids play in the big back yard. The package includes a garden shed, custom pizza oven, separate lock-up garage, carport and plenty of additional off-street parking. This ideal location is a short walk to Merrylands Park and Holroyd School while being within walking distance to Stockland Merrylands. A ready-for-living home with a large and private yard which also has an easement at the rear will appeal to those considering a potential granny flat addition, or developers looking at a bigger site for possible duplex construction subject to council approval. Express your interest today. \* Quality 3-bedroom home with separate lock-up garage\* Renovated gas kitchen with stone bench tops\* Updated bathroom with separate guest toilet\* Cul-de-sac location, walk to school, Merrylands Park and swim centre\* Large 626 sqm land size with 15.24 metre street frontage\* Council: \$355.50pq | Water: \$195.46pqDISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.