

16 Bowden Street, Merrylands

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Offered to the market for the first time in over 68 years, this much-loved family residence presents a rare and exciting opportunity in a great location.

Immaculately maintained throughout, the home offers generous proportions, versatile living spaces, and endless potential for families, investors, or developers alike.

The size of the land is the true highlight, set on a substantial 1069sqm block with a wide 15.24m frontage, the property provides a wealth of options —whether you choose to renovate, extend, rebuild or explore the development potential for a secondary dwelling at the rear, duplex or multi-dwelling development (Subject to Council Approval).

Key Features:

- Much loved family home in immaculate condition
- Spacious and versatile floorplan
- Three bedrooms plus sunroom
- Formal living & dining area off the kitchen
- Informal family room/optional 4th bedroom
- Neat kitchen and bathroom

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3 1 2

FOR SALE
\$1,760,000

AGENTS

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- Detached sleepout with kitchenette and bedroom
- Under-house cellar or storage space
- Garage, carport, and ample yard space
- Huge block - 1069 sqm approx.
- Frontage - 15.24 metres approx.
- Only 600 metres approx. to Merrylands Public Primary School
- 800 metres approx. to Merrylands High
- 1km approx. to Cerdon College High School
- Bus transport, parks and local shops also nearby

Opportunities of this calibre are rare —whether you are a family searching for a spacious block, an investor seeking dual income potential, or a developer ready to capitalise on the land size, this property ticks all the boxes.

Do not miss this once-in-a-generation chance to secure a premium landholding with endless possibilities.

MORE DETAILS

Property ID	2G51F9E
Property Type	House
Land Area	1069 m2
Including	Toilets (2)
	Close to Schools
	Close to Transport
	Kitchenette

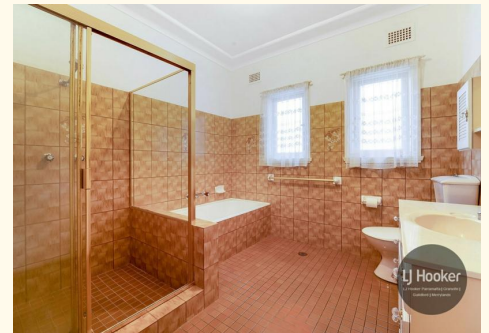
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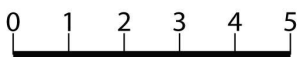
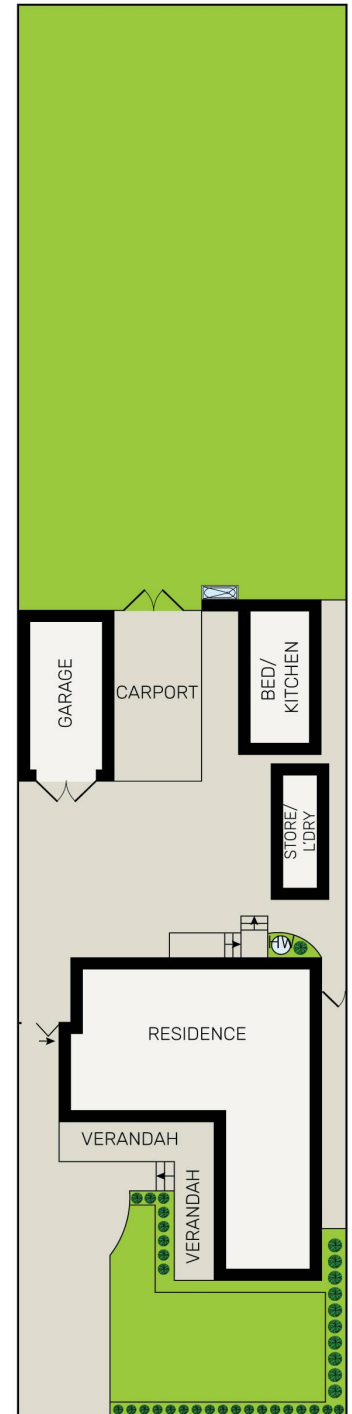
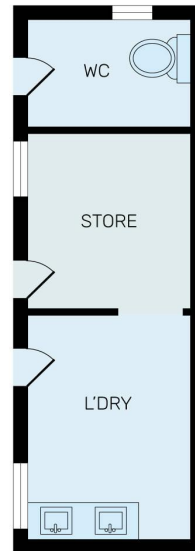
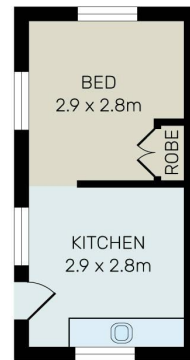
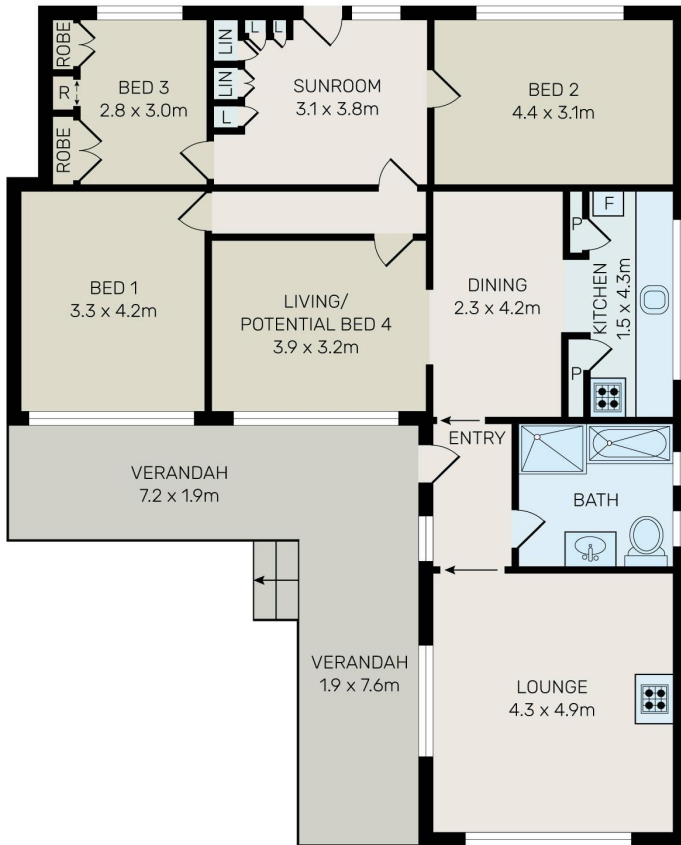
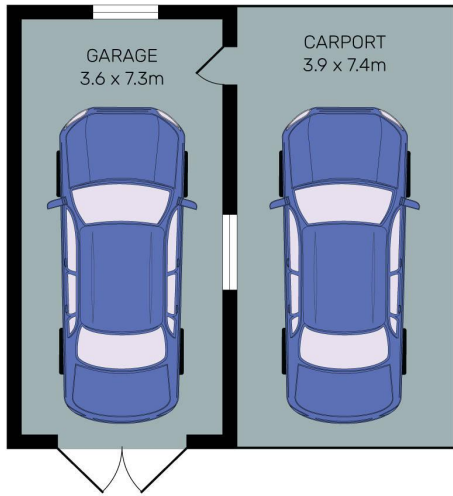
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