

**11 Mamie Avenue, Seven Hills, NSW 2147**



**House For Sale**

Wednesday, 8 May 2024

11 Mamie Avenue, Seven Hills, NSW 2147

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 690 m2**

**Type: House**



Adam Iken

0414013198

## **AUCTION 1ST JUNE @ 10AM**

Ray White Nolan & Iken are pleased to present; 1st time offered in over 50 years is this clad/ tiled family home on a generous block of land approx 690 sqm. Located in a sought after neighborhood of Seven Hills, this property offers a unique chance for the savvy investors or astute homebuyers to transform their vision into a reality. If you're a creative soul with a talent for renovation, or looking to knock down & rebuild then this property presents a unique opportunity for you. Features as follows.\* 4 bedrooms, 2 with built ins,\* Large separate lounge with air con & fire place,\* Spacious kitchen area,\* Extra living & sunroom areas,\* Main bathroom with separate bath and shower,\* Inground Pool,\* Lock up garage,\* Large Backyard,\* Side access, Should you choose to bring your tools, bulldozer or add/update or extend, you have a wonderful, practical and warm family home, and large expanses of yard to accommodate any additions, like a granny flat (Subject To Council Approval). This house boasts of a block of land which is large, established and welcoming for the kids and pets. School catchment: Walk to Seven Hills West Public School; 1.7km to Blacktown Boys & Girls High School. Close to a selection of quality private schools. Visit <https://education.nsw.gov.au/school-finder> for more information. Location highlights: Transport: Access to local bus services; 2km to Seven Hills train station. 2.2km to Blacktown Station. 300m to Blacktown Aquatic Centre. Shopping: Westpoint Shopping Centre, Seven Hills Shopping and everything in between. Parks and playgrounds: Contact the agent: Adam Iken on 0414 013 198. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy, and do no more than pass it on. Any interested persons should rely on their own enquiries.