

**23 Elbe Street, Seven Hills, NSW 2147**



**House For Sale**

Thursday, 16 November 2023

23 Elbe Street, Seven Hills, NSW 2147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Andrew Chrysanthou

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## **Auction - Saturday 9th December at 11:30am**

Peacefully positioned within walking distance to premier schools, shops, transport and in one of the districts best areas, rare find is this immaculately presented three bedroom family home with formal and informal living areas which is perfect for the growing family or astute investor. Once you enter, you feel the warmth and charm the home exudes!- Large 556sqm block with side access - potential dual occupancy (Subject to council approval)- Spacious bedrooms with built-in wardrobes- Well-appointed kitchen boasting quality appliances, pantry, plenty of cupboard and bench space- Formal and informal living areas featuring open plan living and high ceilings which optimises light and space- Well-equipped bathroom highlighting quality fixtures and fittings- Entertainment area overlooking the large rear yard - perfect for the entertainer and plenty of space for the children to play- Single lock-up garage and carport plus workshop and retreat/home office - ideal teenagers retreat or perfect for the tradesman or hobbyist Additional features: Reverse cycle air conditioning, gorgeous floating timber flooring throughout the living areas freshly painted, internal laundry with built-in cabinetry, NBN equipped, Colorbond fencing. Disclaimer: Photos advertised on this listing may be virtually staged to represent what the home could look like, therefore when viewed in person, appearance may differ. All information contained herein is provided by third party sources. Consequently, we cannot guarantee its accuracy. Any person using this information should rely on their own inquiries and verify all relevant details for their accuracy, effect and currency.