

**3 Katrina Street, Seven Hills, NSW 2147**

**property(inside)out**

**House For Sale**

Tuesday, 21 November 2023

3 Katrina Street, Seven Hills, NSW 2147

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Alan Kumar  
1800467433



Tanishq Aldonkar  
0405071041

## Auction unless sold prior

Auction onsite Sunday 17 December at 12:30pm Pest & Building Report available on request Set in a popular, friendly neighbourhood within easy walking distance of local schools and less than 5 minutes' drive to local shops and Seven Hills transport interchange, this stunning 5 bedroom residence has been immaculately renovated with design and comfort at front of mind. The interiors are generously proportioned and well considered, offering a versatile layout bathed in natural light and creating an easy to maintain lifestyle without sacrificing quality. Features include:

- 5 good sized bedrooms, all with carpeted floors and built-in wardrobes, master with ensuite and walk-in robe. Study/home office on entry.
- Contemporary gourmet kitchen with all new high-quality appointments - 40mm Caesarstone benchtops with waterfall edges, generous polyurethane cabinetry, brand new Westinghouse stainless steel appliances including 900mm oven, induction cooktop and range hood, plus a custom made island bench/breakfast bar, great for families on the go. Budding chefs will love the opportunity to unleash their creativity here.
- Main bathroom with luxurious deep soak bathtub, shower, vanity and WC, plus floor to ceiling tiles.
- Spacious open plan living and dining areas off kitchen, plus a family room which flows out to an undercover entertaining area, ideal for hosting through the warmer months.
- Sparkling inground saltwater pool with tropical inspired landscaping, an idyllic retreat for relaxing with family and friends.
- Internal laundry with yard access.
- Double automated garage with internal access, plus carport and space for an additional car.
- Brand new Daikin 20kw ducted air conditioning throughout with 3 zone and 13 vents plus floorboards in communal spaces make this home a comfortable, low-maintenance haven to relax in.

Local facilities - walking distance to bus stops for Parramatta (140m) and Blacktown (180m), Seven Hills High (240m), Vardys Road Primary (650m). 5 minutes' drive to Seven Hills Plaza, Kings Langley Shopping Centre, Seven Hills station and interchange. Around 10 minutes' drive to Blacktown Hospital, Winston Hills Mall, Norwest Business Centre, Hillsong, Blacktown Aquatic Centre, Gurdwara Sahib and Wenty Leagues. Around 15 minutes' drive to Westmead Health Precinct and family favourites Raging Waters, Skyline Drive-In and Featherdale Wildlife Park. School catchment areas - Vardys Road Public School, Seven Hills High School Disclaimer: All information contained herein is provided by third party sources including but not limited to the owners/developers, valuers and solicitors. 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.