

**317 Seven Hills Road, Seven Hills, NSW 2147**



**Sold House**

Monday, 23 October 2023

317 Seven Hills Road, Seven Hills, NSW 2147

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 657 m2**

**Type: House**



Andrew Drane



Jose Rodriguez  
0491603365

**\$1,180,000**

Set well back from the road, roomy and brimming with possibilities, this two-level brick family home is set high with magnificent views toward the city, and sits next to a serene, heritage-listed church. The property is neat and established. Internally the spaces are versatile with zones for everyone, and are easily converted, depending on the needs of the family or extended family. As it is, the student and the home-based employee or home business are easily catered to. The vast downstairs area is an entertaining extravaganza. The handyman has a separate workshop. There are amenities aplenty, including two full bathrooms, making the busy weekdays and social weekends a breeze! This home has the space, size and variety to excite the visionary home-owner with its potential as well as its excellent current comforts. To top it off, this great family residence is brilliantly positioned on the borders of Baulkham Hills and Kings Langley, close to all essential services and transport. Features: • 657 m<sup>2</sup> of well-positioned Seven Hills real estate • Four bedrooms, three with built-in wardrobes, two are oversized rooms • Spacious renovated kitchen with breakfast bar, pantry, dishwasher, double fridge space and extensive preparation and storage space • Large living area • Massive downstairs games/dining area, plus built-in bar • Office/study, easily converted to fifth bedroom, plus separate study nook downstairs • Full bathroom, plus second full bathroom downstairs • Two toilets in total • Internal laundry with space for storage and all linen work • Wine cellar downstairs • Separate workshop and storage room under house • Double carport, plus driveway large enough for six vehicles • Extensive covered and paved alfresco entertaining balcony with great views and great possibilities! Additional features: bedroom ceiling fans, split-system air-conditioning, fully alarmed, side access on both sides. Conveniently placed close to Seven Hills train station and Plaza, Seven Hills North primary school, Winston Hills shops, and giving you easy access to M2 and M7 motorways and Bus T-Way and Norwest Business Park, this family home will excite many a potential buyer, so call Andrew Drane on 0430 119 601 or Jose Rodriguez on 0491 603 365 to organise your appointment to inspect.