

# 32 Barbara Boulevard, Seven Hills, NSW 2147



## House For Sale

Thursday, 13 June 2024

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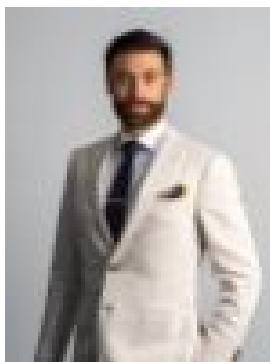
Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 626 m2

Type: House



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## House + Studio

This beautifully presented home is a standout even in its own neighbourhood. With its cottage facade, it announces itself as something special for the family wanting to enter the market in style. Located in a peaceful, family-friendly street, it's conveniently situated near shops, welcoming local parks and schools. With a separate self-contained teenage retreat, this is a perfect opportunity for the investor, a growing clan or those wishing to house extended family. On top of what is already situated on the property, being a corner block over 600sqm also means that the site is suitable for a corner lot subdivision (subject to council approval). No matter which way you slice it, it's a great prospect for the lucky buyer!

Features:- 3 generous Bedrooms- Updated bathroom to ease the busy daily traffic- Separate plan dining and family room- Great sized gas kitchen- Cyprus pine flooring throughout- Detached teenage retreat/ self contained studio- Handy external laundry- Manicured & landscaped gardens in a great-sized yard- Entertaining deck + private veranda- Plenty of off street parking- Ultra-convenient and friendly location, close to parks, shopping and transport, easily accessible to all local schools- 626sqm Corner Block – Suitable for subdivision (subject to council approval)- Potential Rent: \$800 per week- 850m to Seven Hills Station

With its all-round family appeal and its position handy to schools, shops and transport this property is bound to attract young families and investors. Call Alistair Agius today of Agius Property Group on 0447 928 888 to arrange your appointment to inspect.