

**32 Botany Boulevard, Kings Langley, NSW 2147**

MANOR

**House For Sale**

Wednesday, 24 April 2024

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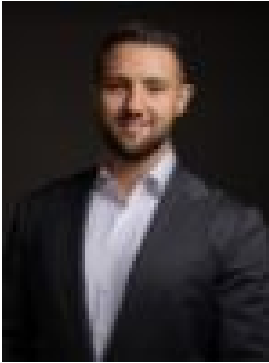
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 696 m<sup>2</sup>**

**Type: House**



Zach Eadie

0296395833

## Price Guide | \$1,175,000

Nestled in a sought-after Kings Langley locale, this spacious freshly painted single level residence is ideal for a range of buyers, first-time buyers, growing families, downsizers, and investors seeking an investment opportunity this is your chance to be a part of one of the rapidly growing suburbs in the Hills District. Situated close to reputable schools, picturesque parks, shops, Seven Hills Station, 200m walk to city-bound buses, easy access to M2 & M7 and other amenities, this property promises a flexible and connected lifestyle for its next inhabitant. Property features:- The kitchen is sturdy, offering ample cupboard space and a servery window that overlooks the dining and living area.- The main bathroom is spacious, featuring a new vanity and a separate toilet.- A sun-drenched room is perfect for year-round enjoyment.- There's plenty of backyard space, ideal for children to play or for adding a granny flat, subject to council approval.- The property includes three generously sized bedrooms, with the option for a fourth bedroom that can easily be converted back into a garage if needed.- Internal laundry with plenty of storage space available.- Spacious undercover patio perfect for hosting BBQs and gatherings.- Short walk to Vardy's Road Public School and Seven Hills High School. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.