

**39 Myuna Crescent, Seven Hills, NSW 2147**



**Sold House**

Friday, 3 May 2024

39 Myuna Crescent, Seven Hills, NSW 2147

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Andrew Drane



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**\$1,200,000**

This single-level brick family home is reliable and solid, but it's anything but stodgy! In fact, it provides the growing family, or the investor, options galore! Its sun-filled office/study is easily converted to a fourth bedroom, it offers ample external breakout spaces for entertaining, its living areas offer good old-fashioned room to move, and the yard gives the kids and pets room for play. The position is elevated and the street is a desirable Seven Hills location. For the investor the block's dimensions allow for a granny flat or the home you've been dreaming of. What's more, the private location alone makes it attractive to future buyers or renters. Features:

- 556 m<sup>2</sup> of premium real estate with 15.24m frontage
- Three well-proportioned bedrooms, two with built-in wardrobes
- Office/study or fourth bedroom
- Modernised polyurethane kitchen with stainless-steel appliances and ample bench and storage space
- Dining area off kitchen
- Large living room
- Updated fully-tiled family bathroom with separate bath and shower
- Internal laundry with space for linen work and storage
- Solar Panels to save on electricity costs
- Three split system air con units
- Two toilets in total
- Covered alfresco dining/entertaining deck, plus large covered veranda
- Single Lock Up Garage, plus ample off-road parking

This superb opportunity is located close to schools (in the Bert Oldfield Public and Hills Sports High School catchments), only a stroll to Seven Hills shops, local parks and buses, a short trip to the M4 motorway and offers easy Blacktown city centre. Call Andrew Drane today on 0430 119 601 or Emma Dillon on 0493 347 542 to arrange your appointment to inspect.