

**40 Rudolf Rd, Seven Hills, NSW 2147**



**Sold House**

Wednesday, 13 September 2023

40 Rudolf Rd, Seven Hills, NSW 2147

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 556 m2**

**Type: House**



Angelo Kondos



Robert McIntyre  
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**\$1,217,000**

Situated in a highly sought-after location on the southside of Seven Hills, this magnificent four bedroom brick veneer home sits on the high side of the street in a tranquil neighbourhood. It offers a perfect blend of style, space and comfort on a 556sqm block. Four generously sized bedrooms, two with mirrored built-in wardrobes. Good size modern kitchen featuring a large pantry, stunning glass splashback, stainless steel appliances including a dishwasher and smeg gas oven and stove. Dedicated dining area adjacent to the kitchen which forms the heart of the home encompassing open plan living alongside the spacious, sun-drenched rear family room, complete with sheer and block-out roller blinds. Second large living room in the front of the house with sliding doors to close off for privacy or watching TV and movies in peace and quiet. Good size low-maintenance backyard with ready-to-plant raised garden beds and plentiful paved areas ideal for entertaining or playing. Covered outdoor entertainment area just 3 steps down from the enclosed patio/come sunroom. Renovated bathroom with modern fixtures, separate bath and shower. There is also a separate powder room providing a second toilet. Large laundry with internal access and handy linen closet. Reverse cycle ducted air conditioning throughout and a split system A/C in the rear family room. 3-car tandem garage with complete drive through to rear yard. Space for boat or camper van. Only moments to local parks, shops, bus stop and arterial/major roads including the M4. Close to Seven Hills and Toongabbie train stations, Hills Sports High, Meadows Public School, Metella Road Public and Our Lady of Lourdes Primary School. This incredible property offers a comfortable, relaxing lifestyle and is turnkey ready for families with plenty of space for indoor and outdoor entertaining & socialising.