

46 Janice Street, Seven Hills, NSW 2147



House For Sale

Wednesday, 20 March 2024

46 Janice Street, Seven Hills, NSW 2147

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 663 m2

Type: House



Joel Hollings
0288695600



Peter Sutherland
0288695600

Auction Guide \$1,050,000

Rare offering in whisper quiet location only moments to Seven Hills CBD. Ripe for redevelopment boasting a wide frontage corner and almost level and prized northeast aspect. Generous 663sqm with two street frontages of 18 and 17 metres. Recently renovated with new modern bathroom, frameless shower and tiles to ceiling, timber kitchen with gas cooking and subway splash backs. Currently rented to quality tenants who are willing to stay. Rare opportunity for siblings/families looking to build together, investors or builders. This property has huge potential and the prospects of excellent future gains. - High set corner position with northeast aspect- Positioned in quiet tree lined street- Three bedrooms, internal laundry, large sunroom- Polished hardwood timber floorboards throughout- Immaculately presented home with holding income- Oversized single lock up garage plus extra toilet- Rent potential of \$600 per week, council \$420pq, water \$170pq- Generous and near level 663sqm size block- Fibre to the Premises (FTTP) NBN - Close to shops, rail, reserves and aquatic centre