

**7 Edmund Street, Beverly Hills, NSW 2209**

**HARRIS TRIPP**

**House For Sale**

Tuesday, 2 April 2024

7 Edmund Street, Beverly Hills, NSW 2209

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 651 m2**

**Type: House**



Jordan Dias  
0416851711



Joey Di Perna  
0449772093

## **Auction Guide \$1,550,000**

This freestanding residence nestled in a cul-de-sac street presents a unique opportunity for those with creative vision. Sitting on 651sqm of level land, it promises extraordinary prospects for a duplex site with a 16.09m frontage, major enhancement or a rebuild (STCA). There is vast untapped potential here for a revamp or a fresh new start. This offering is in an outstanding setting within walking distance of Beverly Hills Rail Station, local schools, Beverly Hills shops and restaurant precinct.- Suitable to knock down/build a new house or Duplex (STCA)- Oversized rear yard, 16.09sqm frontage- Generous proportions throughout provide superb canvas- Three generously sized bedrooms- Original bathroom combining shower & bathtub - Off-street parking for multiple cars plus a garage- Within easy reach of Beverly Hills rail stations and local shops Auction: On site, Saturday 27th of April at 9.30am Land size: 651 sqm approx.