

**7 Marion Street, Seven Hills, NSW 2147**

**Professionals**

**House For Sale**

Thursday, 16 May 2024

7 Marion Street, Seven Hills, NSW 2147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 915 m2**

**Type: House**



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## Price Guide \$1,050,000

Calling all Owner Occupiers and Investors! Welcome to 7 Marion St, Seven Hills . The charming brick home described is a 3-bedroom, 1-bathroom house with a carport, situated in Seven Hills. It boasts a massive block of 915m<sup>2</sup>, offering ample space for various activities. The property presents an excellent opportunity for potential buyers to customize and make it their own. Additionally, the option for a granny flat (STCA) adds to its appeal, allowing for additional living space or rental income. Located in Seven Hills, the property benefits from its proximity to essential amenities such as schools, parks, shops, and public transport options. The vibrant local community provides diverse dining and entertainment choices, ensuring a convenient and enjoyable lifestyle for residents. For those seeking a comfortable and convenient lifestyle in a sought-after location, this property in Seven Hills presents an attractive opportunity. Interested buyers are encouraged to contact the agent to arrange a viewing and secure this prime real estate.

**Main House;**

- Formal Lounge at the entrance
- Open plan Living and dining with AC
- AC in main bedroom
- Three spacious bedrooms (Master bedroom as a provision for an extra bathroom)
- The kitchen features modern appliances, island electric cooktop, ample storage space, and a convenient breakfast bar.
- Spacious Bathroom
- Separate Internal Large Laundry
- Renovated Interior and Alfresco Deck
- Massive Backyard space for kids & pets to play around

**Other Features:**

- Flood free land
- Large 916m<sup>2</sup> block (Granny flat potential STCA)
- NBN ready
- All power wiring and water pipes upgraded from original
- Quiet Cul-de-sac Location
- Walking distance to buses and train station

Disclaimer: "All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries."