

**31 Molonglo Road, Seven Hills, NSW, 2147**



**House For Sale**

Sunday, 18 August 2024

31 Molonglo Road, Seven Hills, NSW, 2147

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Two Homes on 1157m2 - Walk to Metella Road Public School

Presenting a once in a generation opportunity to secure a prime north facing 1157m2 parcel of land with two separate houses, perfect for a high yield investment or a dual family lifestyle.

The prized family friendly location is a short stroll to Metella Road Public School, local shops, bus services and parkland while it's elevated hilltop location affords Parramatta city skyline views.

Investors, families and developers will all find something to love about this rare and exciting gem, the true definition of hot property:

### House 1:

- + Spacious and solid 3 bedroom brick home
- + Two enormous living areas: Living/dining + family room
- + Extra large bedrooms
- + Renovated bathroom + 2 separate toilets
- + Double sized laundry with potential to convert into a second bathroom
- + Side driveway access leads to an enormous 6m x 7.5m double garage
- + Solar panels
- + Electric roller shutters to most windows
- + 2 x air conditioning units
- + New energy efficient heat pump hot water
- + Undercover entertaining pergola + additional storage sheds x 2
- + Rental potential of \$650 per week

### House 2 / Granny Flat :

- + Well designed layout, extra large 75m2 total size
- + 2 bedrooms, both with built in wardrobes
- + Enormous living & dining room with air conditioning
- + Tall, vaulted ceilings promote a spacious feeling
- + Large solid timber kitchen with corner pantry
- + Bathroom & separate toilet
- + Separate laundry room with storage cabinet
- + Covered verandah enjoying panoramic district & Parramatta skyline views
- + Private Backyard for the granny flat
- + House like proportions
- + Rental potential of \$450 per week

### Location Highlights:

- + 500m to Metella Rd Public School (6 minute walk)
- + 300m to 702 bus stop to Seven Hills Train Station
- + 2.6km to Toongabbie Train Station
- + 700m to IGA supermarket & local shops at Claudia Road

### Contact:

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Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee it's accuracy. Distances and dimensions are approximate. Interested parties should rely on their own enquiries.