

**58 Seven Hills Rd S, Seven Hills, NSW, 2147**

**McGrath**

**House For Sale**

Saturday, 16 November 2024

58 Seven Hills Rd S, Seven Hills, NSW, 2147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Joel Hollings  
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## **711m2 east facing block with room for granny flat**

This might be a character filled cottage, however it has an abundance of features to please the entire family. The kitchen is modern and well-appointed, the property is a generous size, the grounds are neat and well maintained. There is a detached studio out the back, which can be transformed into a fully self-contained granny flat or student accommodation. The location is ultra-convenient and walkable distance to Seven Hills train station being 900 meter away. Short stroll to local child care and schools also with Potential for Granny Flat.

- Modern kitchen with glass splashback, stone 40mm benches
- Three large sized bedrooms, all with built-ins, 9 foot ceilings
- Securely fenced landscaped gardens & secure front gate
- Grassed backyard with ample room for the kids and pets to play
- Split system air conditioning, Floorboards in living spaces and neutral tones
- Room for granny flat our upgrade existing studio for dual income
- Only 900 meters Seven Hills station & Centro Plaza
- The Hills Sports High School and Our Lady of Lourdes Primary School
- Easy access to major arterials & Rental potential of \$850