

# 9 & 11 Fuller Street, Seven Hills, NSW 2147

MANOR

## Sold House

Tuesday, 7 January 2025

9 & 11 Fuller Street, Seven Hills, NSW 2147

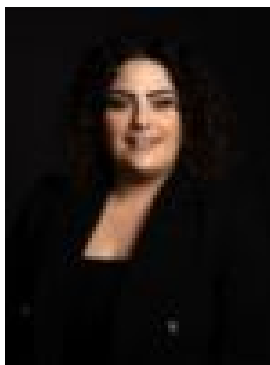
Bedrooms: 6

Bathrooms: 2

Parkings: 3

Area: 3820 m2

Type: House



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**\$4,400,000**

This property provides the savvy developer or investor with an endless amount of opportunities, including townhouse development, residential multi lot subdivision or a childcare center (STCA). Both parcels of land are identical with 20.11m frontages and 1910m<sup>2</sup> each. Situated on a level, rectangular block with main sewer running in the street. The properties feature:

- 9 Fuller Street, Seven Hills - Modest 2 bedroom cottage - Separate lounge and dining room - Garage plus storage room - Potential rent of \$480 per/week
- 11 Fuller Street, Seven Hills - Solidly built 4 bedroom brick home - Tidy kitchen and Bathroom plus second toilet to laundry- Separate lounge and dining rooms - Sunroom plus pergola area- Double garage plus storage area - Potential rent of \$550 per/week- Zoned R3 medium density residential- 40.22m total frontage, 20.11m frontage per block- 3820sqm total land size, 1910sqm per block- Walking distance to both Toongabbie and Seven Hills stations- Rare opportunity in sought after street, close to primary and high schools

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