



### 3 Abigail Street Seven Hills NSW

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Positioned within an ultra convenient location, this modern style 3 bedroom brick veneer home will suit buyers who demand a convenient lifestyle, and being located within walking distance to all major amenities you may not even need your car.

Built using a solid concrete slab floor construction, the home is designed with a modern family in mind with it's two living areas and a clever 3 way bathroom design which also has access to the master bedroom. Packed full of features and extras such as built in wardrobes in all bedrooms, a walk in wardrobe to the master bedroom, split system air conditioning in the main living and dining room, a lock up garage which has drive through access to the backyard, and a solar electric system connected to the grid to save you in energy costs. The kitchen overlooks the open plan family room and offers near new stainless steel appliances including gas cooktops and dual drawer dishwasher.

Surrounded by other high calibre properties in a friendly neighbourhood you will feel right at home here.

This property is strategically placed within walking distance to the following major amenities (approximate distances):

- ? Seven Hills Train station: 1.15km or 15 minutes walk
- ? Toongabbie Train station :1.2km or 15 minutes walk
- ? Hills bus stop: 200metres or 2 minutes walk
- ? Primary School : 400 metres or 5 minutes walk
- ? Childcare centre : 600 metres or 7 minutes walk
- ? Grantham sports High School: 500 metres or 6 minutes walk
- ? Community Gym: 500 metres or 6 minutes walk
- ? Centro Shopping mall Seven Hills: 1.4km or 18 minutes walk
- ? Toongabbie Shopping mall : 1.4km or 18 minutes walk
- ? RSL Club: 700 metres or 9 minutes walk
- ? Toongabbie Medical Centre: 1.4km or 18 minutes walk
- ? Opal Dentist: 1km or 13 minutes walk

As you can see the location is simply outstanding , and this property will suit a wide variety of potential buyers including owner occupiers and investors alike. It is rare to find a home with a perfect blend of modern design and premium location such as this, inspect and be impressed.

Council Rates: \$312 per quarter  
Water Rates : 174 Per quarter  
Land size :550m2

FOR MORE INFORMATION CONTACT NICK BARDON  
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**Price** : \$ 357,500  
**Land Size** : 550 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/seven-hills/residential/house/5875403>



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