



8 Ellam Drive Seven Hills NSW

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Explore the endless potential and possibilities on offer with this liveable clad cottage on a 663.9sqm corner block (18.28m x 36.57m) which meets Blacktown Council requirements for subdivision and the construction of 2 x 2 storey freestanding homes. Offering 3 bedrooms, main with built in robe, separate lounge, open plan kitchen and dining, updated bathroom plus second toilet, tandem garage, a double carport and in rentable condition ensuring you can gain an income whilst your development plans are being approved. A convenient location close to schooling and transport options ensures solid re-sale prices on the end product. Here lies a great opportunity for the developer, investor wanting enormous future potential or join with a friend and build together.

Price : \$ 615,000
Land Size : 663.9 sqm
View : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/seven-hills/residential/house/5876274>



Matt Barham
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Council Rates: \$311 per quarter
Water Rates: \$174 per quarter



Plans are for presentation purposes only and are not part of any legal document or title. They should not be used as sole reference. Interested parties should make their own enquiries using other sources. Measurements are approximates.