



## Magnificent Brick Home with Backyard Paradise!!

17 Lavinia Street, Seven Hills

 3  1  3

\$800,000  
794 sqm

# Description

Located in a desirable Seven Hills street amongst other quality homes, this cosy family home at 794 Sq.m (approx.) block boasts enough size to comfortably cater for the growing family.

Impeccably maintained and renovated by the original owners, this home boasts immaculate presentation from front to back giving the new owners nothing to do but move in and put your feet up.

It features:

- + 3 size-able bedrooms with built-in wardrobes and timber floors throughout.
- + Modern kitchen with premier stainless-steel appliances & gas cooking.
- + Modern bathroom with separate tub and shower.
- + Internal laundry and separate WC
- + Relaxing and spacious living area with original fireplace.
- + Covered outdoor entertaining deck with barbeque area overlooking manicured gardens
- + An easy to maintain and well-manicured backyard featuring in ground swimming pool, a garden shed and ample grassed area.
- + Additional features: freshly painted throughout, timber flooring, 1 lock up garage, carport for 2 cars and driveway can accommodate extra 4 cars.

# Words That Describe This Property

Natural Light

Freshly Painted

Family Living

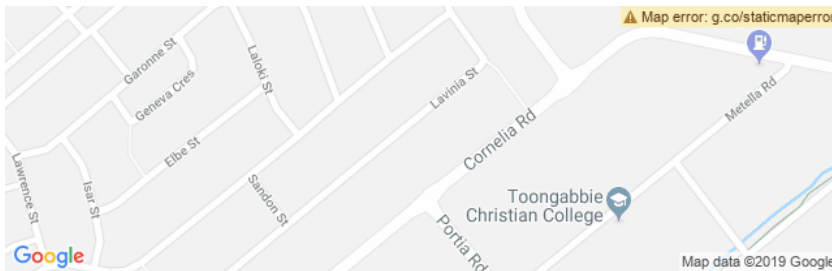
17 Lavinia Street, Seven Hills

Close to Amenities

Modern Kitchen

Spacious

## Location Map



## Other Views



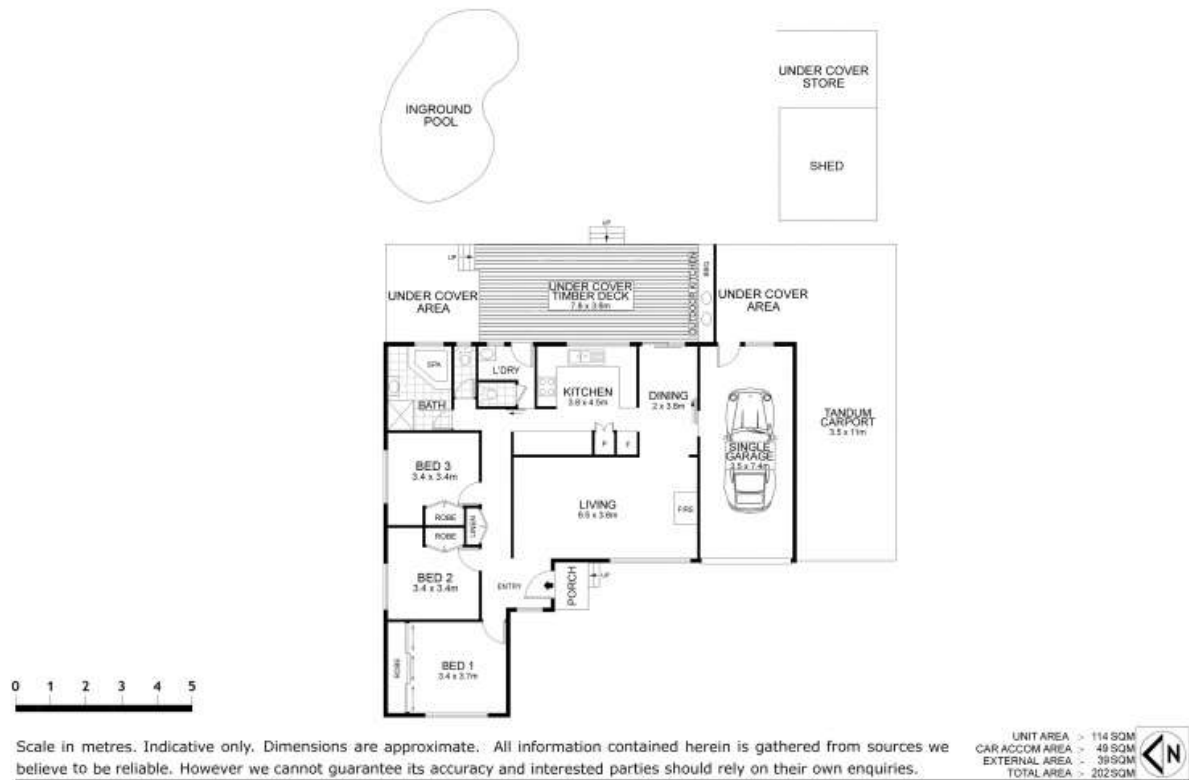
# Relevant Documents

## Links

[Contract of Sale for 17 Lavinia Street](http://ls.liswebbooks.com.au/module_resources/pdf_module/5164/56_17LaviniaContract.pdf)

[http://ls.liswebbooks.com.au/module\\_resources/pdf\\_module/5164/56\\_17LaviniaContract.pdf](http://ls.liswebbooks.com.au/module_resources/pdf_module/5164/56_17LaviniaContract.pdf)

## Floor Plan 1



# 17 Lavinia Street, Seven Hills

# Property Inclusions

- + 3 size-able bedrooms with built-in wardrobes.
- + Modern kitchen with premier stainless-steel appliances & gas cooking.
- + Internal laundry and separate WC
- + Modern bathroom with separate tub and shower.
- + Freshly painted
- + In ground swimming pool, a garden shed and ample grassed area.
- + Original fireplace

# Around The Area

- + Easy access to the M2, M4, M7
- + Close proximity to public transport
- + Various shops nearby
- + Many parks in walking distance
- + Schools close by
- + Walking distance from local community centre



# Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	24 Amazon Road, Seven Hills	4	2	2	02/04/19	556 sqm	\$845,000
2	13 Limpopo Crescent, Seven Hills	4	1	1	25/02/19	556 sqm	\$836,000
3	31 Monaro Street, Seven Hills	3	2	6	27/02/19	607 sqm	\$770,000
4	20 William Street, Seven Hills	3	2	3	09/02/19	759 sqm	\$830,000
5	17 Lawrence Street, Seven Hills	4	3	1	07/01/19	0 sqm	\$850,000
6	2 Cacia Avenue, Seven Hills	4	2	0	15/11/18	645 sqm	\$825,000





# About Us

Laing+Simmons Seven Hills comes forward with an idea and an effort to serve and lead as an real estate agency for buying, selling and leasing in Seven Hills, Toongabbie, Old Toongabbie , Pemulway , Girraween and surrounding areas.

The Laing+Simmons Seven Hills team is led by a very experienced principal Sahil Sapra who has got a passion and a commitment to help and serve his clients with the best of his abilities . At our office we practise the mantra of "Keeping the needs of our clients first".

Staff at our office is energetic, target oriented , honest and well trained to keep up with the needs and expectations of our clients. The close knit team is extremely proud of it knowledge about the local areas and providing beyond the expected results.

Our Office is located at the corner of Best road and Prospect Highway , with ample of parking at the rear.