



### 32 Janice Street Seven Hills NSW

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If you are looking for a profitable investment property or the ability to house 2 families, the in-laws or separate accommodation for the teenagers or guests then your search could end here.

**Price** : \$ 773,900  
**Land Size** : 689 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/seven-hills/residential/house/5877973>

- \*Well presented 3 bedroom home, 2 with built in robes and air conditioning.
- \*Study or potential 4th bedroom.
- \*Separate lounge, open plan kitchen and dining area.
- \*Laundry with 2nd toilet, double carport.
- \*Detached guest house incorporates 2 bedrooms, open plan kitchen/living, bathroom, laundry and a single garage.
- \*Surrounded by 689sqm of prime land and current rental return of \$630 per week.

A versatile option with many uses to accommodate today's changing lifestyle and situated on a quiet street backing



**Matt Barham**  
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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.