



## 78 Lavinia Street Seven Hills NSW

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### It's All About Location

Offering an enviable location within walking distance to Metella Road Public School, bus stops and Toongabbie Train Station, this charming older style home presents the perfect opportunity for first home buyers, investors or land buyers seeking a desirable street to build a luxury new home.

Originally constructed as a 3 bedroom house, it is currently presented in 2 bedroom configuration but could easily be converted back to 3 bedrooms.

Enjoying an elevated position on a near level 556m<sup>2</sup> parcel of land, it showcases a huge backyard and together with wide side access it provides the perfect opportunity to construct a granny flat subject to the required approval

**Price** : \$ 1,020,000  
**Land Size** : 556 sqm  
**View** : <https://www.elderstoongabbie.com.au/sale/nsw/western-sydney/seven-hills/residential/house/6999266>



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