



### 32 Barbara Boulevard Seven Hills NSW

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This beautifully presented home is a standout even in its own neighbourhood. With its cottage facade, it announces itself as something special for the family wanting to enter the market in style. Located in a peaceful, family-friendly street, it's conveniently situated near shops, welcoming local parks and schools. With a separate self-contained teenage retreat, this is a perfect opportunity for the investor, a growing clan or those wishing to house extended family. On top of what is already situated on the property, being a corner block over 600sqm also means that the site is suitable for a corner lot subdivision (subject to council approval). No matter which way you slice it, it's a great prospect for the lucky buyer!

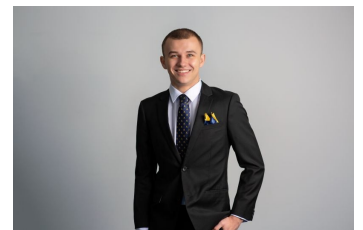
#### Features:

- 3 generous Bedrooms
- Updated bathroom to ease the busy daily traffic

**Price** : \$ 1,215,000  
**Land Size** : 626 sqm  
**View** : <https://www.agiuspropertygroup.com.au/sale/nsw/western-sydney/seven-hills/residential/house/8034709>



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GROUND FLOOR



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Seven Hills

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DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor Plans by ShutterBooth Sydney.