



### 31 Ellam Drive Seven Hills NSW

4  2  2 

First-homers, investors, couples - the location is ultra-convenient, and this well-placed four-bedroom family home has everything you need if your desire is simply to move in and enjoy the convenience. For those with a vision for their new property, the residence is an ideal base for you and your family as you add, extend or update. The home is friendly, solid and serviceable with roomy private and living spaces. The yard is large enough to allow room for an entertaining area or granny flat (Subject To Council Approval), and still provides grassy expanses for the kids and pets.

If you simply desire to invest in a well-positioned block for future development, this property, with its nearness to regular buses, motorway, hospital, parkland, local shops and a great range of schools, will attract a great range of interested buyers or renters. You've got it all covered!

**Price** : \$ 1,115,000  
**Land Size** : 556 sqm  
**View** : <https://www.agiuspropertygroup.com.au/sale/nsw/western-sydney/seven-hills/residential/house/7969660>



**Alistair Agius**  
 02 8320 0598



**Riley Stallard**  
 02 8320 0598



31 Ellam Drive,  
Seven Hills

ALISTAIR AGIUS  
0447 928 888



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