



**LJ Hooker**  
Hurstville



## Beverly Hills, 7 Mountview Avenue

First time offered in 70 years, substantial 694sqm land with 24.3M frontage

Look to the future and capitalize on the great sized block, offering so much development potential.

Potential duplex site or possible to build two separate homes (STCA) set on 694 sqm parcel with a 24.3 frontage.

Perfect opportunity for developers or a lucrative option for investors to capitalize on dual occupancy development potential.

Exceptionally positioned in a peaceful family-friendly dress circle location.

Currently exists is a solid and very well maintained 3/4 bedroom brick family home with great future development potential.

Features:

- 3/4 bedrooms plus study
- Large lounge and family room

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
SOLD!

**View**  
[ljhooker.com.au/C1YHEE](http://ljhooker.com.au/C1YHEE)

**Contact**  
**Gengis Kokden**  
0400 815 750  
[gengis.kokden@ljhooker.com.au](mailto:gengis.kokden@ljhooker.com.au)  
**Travis Jovcevski**  
0421 923 662  
[travis.jovcevski@ljhooker.com.au](mailto:travis.jovcevski@ljhooker.com.au)

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(02) 9580 8887

- Spacious bathroom
- Original kitchen with dining
- Landscaped gardens
- Double lock up garage
- Close proximity to the local schools, parks, Beverly Hills Train Station and the popular Restaurant Strip.

## More About this Property

<b>Property ID</b>	C1YHEE
<b>Property Type</b>	House

**Gengis Kokden 0400 815 750**

Sales Executive | [gengis.kokden@ljhooker.com.au](mailto:gengis.kokden@ljhooker.com.au)

**Travis Jovcevski 0421 923 662**

Sales and Property Executive | [travis.jovcevski@ljhooker.com.au](mailto:travis.jovcevski@ljhooker.com.au)

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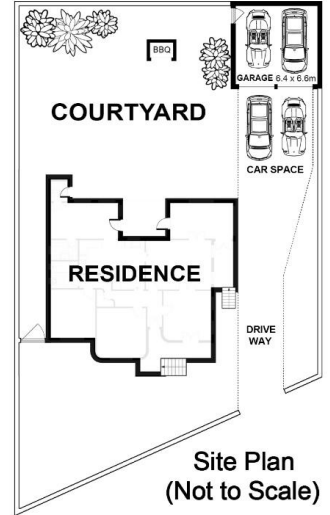
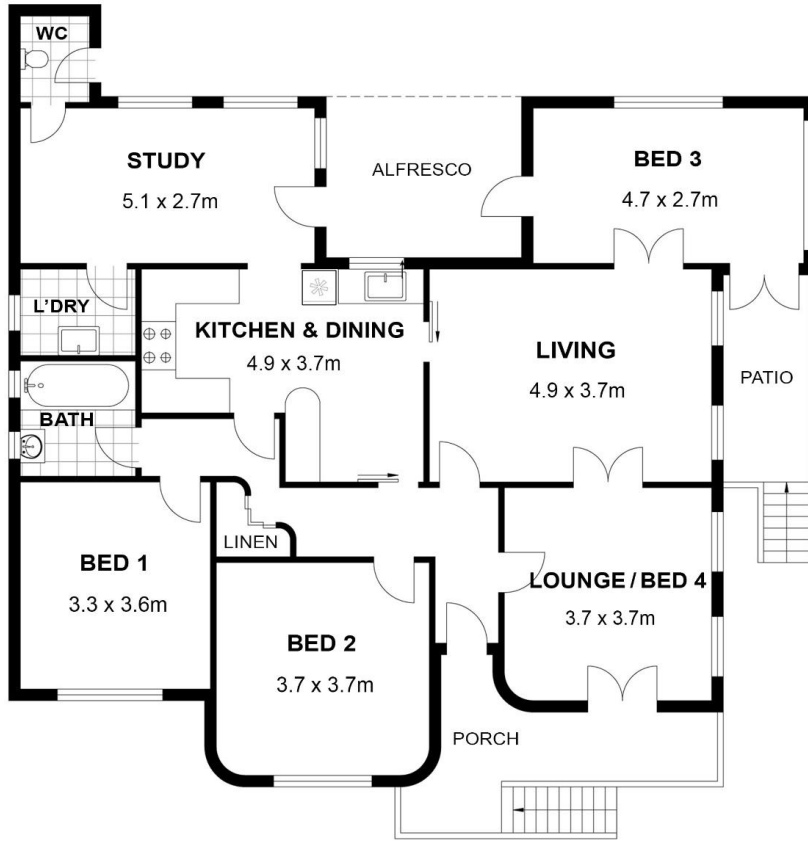
Shop 6, 182 Forest Road, HURSTVILLE NSW 2220

[hurstville.ljhooker.com.au](http://hurstville.ljhooker.com.au) | [hurstville@ljhooker.com.au](mailto:hurstville@ljhooker.com.au)



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**7 Mountview Avenue, Beverly Hills, NSW 2209**

Illustrated by 360estate.com.au. Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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