



7 Nichols Place, Kingswood

WILL BE SOLD

Like-New Home with DA Approved Granny Flat on 562sqm!




Positioned in the highly sought-after suburb of Kingswood, this beautifully refreshed three-bedroom residence offers a fantastic opportunity for both homeowners and investors.

Set on a generous 562.8sqm (approx.) block, the home now presents like new, with stylish updates that enhance both comfort and appeal.

Boasting a brand new kitchen and modern bathroom, the property seamlessly blends contemporary finishes with a practical layout. Inside, you'll find three well-proportioned bedrooms, a spacious light-filled living area, and a dedicated meals zone flowing effortlessly from the updated kitchen.

Adding exceptional value is the approved Development Application (DA) for a two-bedroom granny flat, offering a rare opportunity to maximise rental returns or create dual-occupancy living.

Conveniently located close to Kingswood Train Station, Nepean Hospital, and a selection of quality public and private schools including St Dominic's College, St Joseph's Primary School, and Western Sydney University, this home also enjoys easy access to

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FOR SALE

Please Call

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

major shopping centres and essential amenities.

Move straight in and enjoy all the hard work already done, or take advantage of the DA approval and unlock the property's full investment potential. Opportunities like this, in such a tightly held pocket of Kingswood, don't last long.

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MORE DETAILS

Property ID	1R18F70
Property Type	House
Land Area	563 m2
Including	Secure Parking Fully Fenced

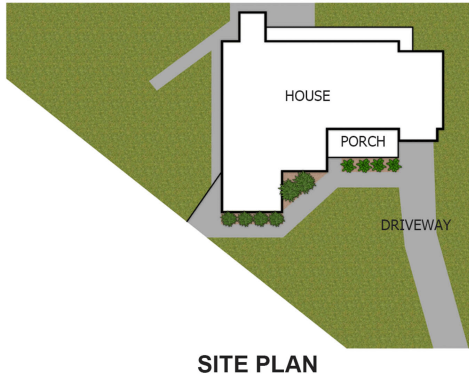
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