



## Seven Hills, 12 Orinoco Close

### Impressive Family Home

Auction Location: On-site

Calling all first-time buyers, families and investors, this immaculate family home of over four decades now needs a new owner to love it as much for the years to come. Once you walk through the front door you notice the immaculate presentation, quality renovations and an abundance of natural light.

The home offers-

- \*An entertainers kitchen featuring a glass splashback, dishwasher and plenty of cupboards and bench space
- \*Modern bathroom with semi frameless shower, floor to ceiling tiles and a free-standing bathtub.
- \*Formal lounge room upon entry and a second family room off the kitchen both with the comfort of air conditioning



**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.

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#### Auction

Sat 31st May @ 2:00PM

#### View

Sat 10th May @ 2:30PM - 3:00PM

#### Contact

**Clair Andree-Evarts**

0414 944 554

candree-evarts.blacktown@ljhooker.com.au

**Matthew Lucas**

0416 010 085

mlucas.blacktown@ljhooker.com.au

**LJ Hooker Blacktown**  
(02) 9621 1222



- \*Three great sized bedrooms all with mirrored built-in wardrobes
- \*Rear timber deck and pergola area to extend the entertaining outdoors flowing through to the great sized rear yard
- \*Secured carport plus a single car garage(with a 2nd toilet)

Additional features; Ceiling fans, beautiful floating floorboards throughout the main living areas, refreshed paintwork, colourbond fencing, landscaped gardens and a garden shed. All located close to a selection of schools, Seven Hills Shopping Centre, St Martins Village and Grantham Reserve across the road. Contact Clair on 0414 944 554 to discuss further as there are too many other features to list.

## More About this Property

<b>Property ID</b>	2D10F8K
<b>Property Type</b>	House
<b>Land Area</b>	569.1 m2
<b>Including</b>	Toilets (2)

### Clair Andree-Evarts 0414 944 554

Licensed Real Estate Agent | [candree-evarts.blacktown@ljhooker.com.au](mailto:candree-evarts.blacktown@ljhooker.com.au)

### Matthew Lucas 0416 010 085

Sales Manager & Licensed Real Estate Agent | [mlucas.blacktown@ljhooker.com.au](mailto:mlucas.blacktown@ljhooker.com.au)

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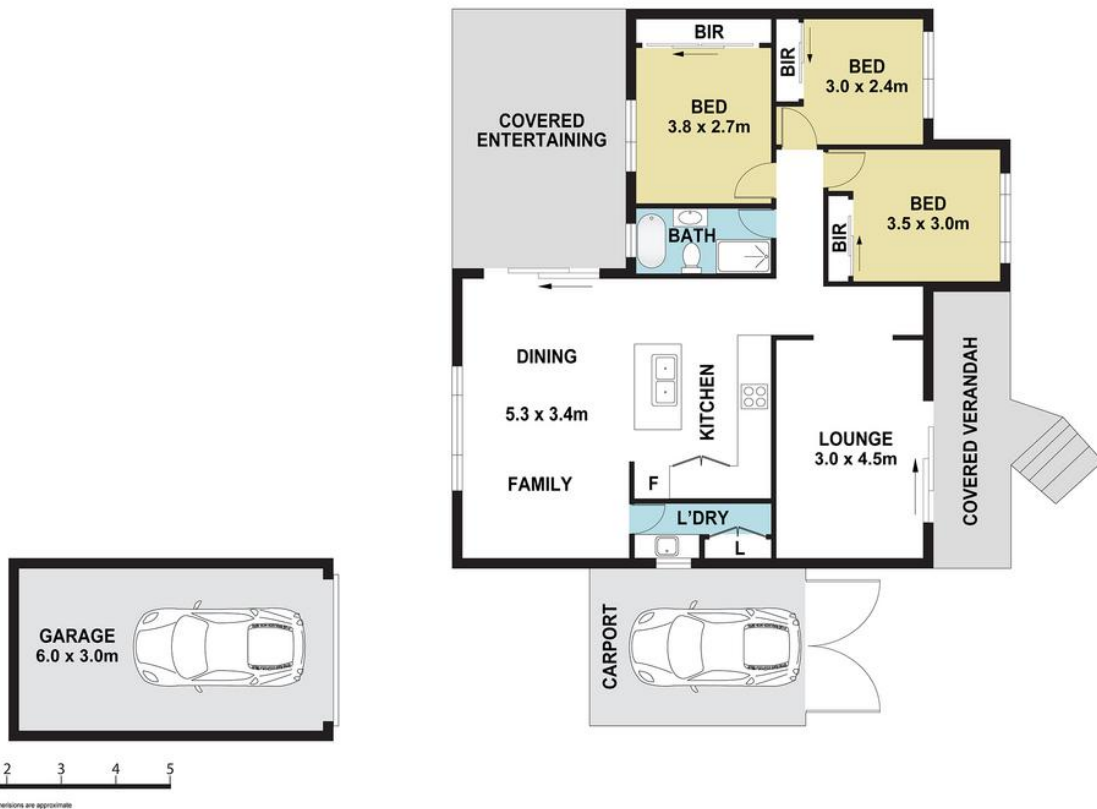
61 Main Street, BLACKTOWN NSW 2148

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



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