

# 14 Boronia Street, Granville, NSW 2142



## House For Sale

Wednesday, 12 June 2024

14 Boronia Street, Granville, NSW 2142

Bedrooms: 5

Bathrooms: 3

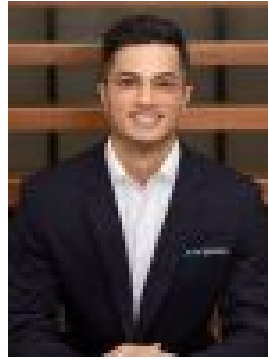
Parkings: 1

Area: 447 m2

Type: House



Ramin Rahimi  
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Ray Rahimi  
0297606666

## AUCTION

You'd have to search a long time to find a better located home than this incredible five-bedroom family residence. Not only will you be positioned at the very end of this resident only cul-de-sac, but you will be adjoining the beautifully manicured sports fields of Horlyck Reserve which provide an exceptional back drop to your new lifestyle. This exceptional residence enjoys an outstanding floorplan which has been made to support the larger family that loves to entertain. Living spaces include a formal lounge, family room, sunroom and separate dining room downstairs, plus an additional upstairs lounge room adjoining a balcony with a supreme park side aspect where you can drink in the fabulous green views any time of the day or night. The residence features a bedroom and beautiful fully tiled bathroom downstairs, plus four upstairs bedrooms all with built-in robes including a master with walk-in robe, private balcony and ensuite bathroom, in addition to the designer upstairs main bathroom. This home is filled with first-class inclusions such as ducted air-conditioning, premium flooring, custom LED lighting, plenty of storage space, as well as an exceptional kitchen with integrated appliances, island sink and breakfast bar. There is also a conveniently located second gas kitchen located in the sunroom which is just perfect for indoor and outdoor entertaining. The private manicured yard is the perfect place for the kids to relax and easily access the sensational in-ground swimming pool during those hot summer days. Add a remote lock-up garage with driveway parking, solar panels, video intercom with alarm and CCTV, electronically controlled blinds and more for a complete and faultless, first-class residence in the best possible location. Get in quick to express your interest.\* Stunning 5-bedroom family home\* Multiple indoor and outdoor living areas\* Designer kitchen with thick stone bench tops plus second gas kitchen\* 3 premium, fully tiled bathrooms for optimal convenience\* Laundry with massive storage\* In-ground swimming pool and manicured yard\* End of cul-de-sac position with absolute park frontage\* Council: \$436pq | Water: \$172pq | Land: 447.2sqm DISCLAIMER: 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.