

# 5 Bolton Street, Guildford, NSW 2161



## Sold House

Sunday, 24 December 2023

5 Bolton Street, Guildford, NSW 2161

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 714 m2

Type: House



Daniel Starr  
0297606666



Joseph Shaoul  
0297606666

**\$1,500,000**

Set on an enormous 714.5 sqm property in a prime position only steps to bus transport and just over 100 metres to Guildford Road for shopping and eateries, this exceptional four bedroom family home delivers space and comfort in a property that has been built to last. Completed in solid full-brick construction with high 3.3 metre ceilings and tiled flooring, this outstanding residence offers a generous floorplan which includes four large bedrooms all with built-in robes, plus two enormous living areas. Featuring ducted air-conditioning, a spacious gas kitchen with stainless steel appliances, plus a beautifully updated marble tiled bathroom, there is nothing more needed for comfortable living. Entertainers will love the low maintenance alfresco courtyard as an ideal place to relax with family and friends. Additional bonuses include the separate, self-contained, air-conditioned one bedroom sleep-out with an updated bathroom and kitchen, a large laundry with guest toilet, a separate rumpus room, plus loads of storage space. Less than 200 metres to church, 400 metres to the train station with school within easy walking distance, this package not only delivers the location, but everything you need for comfortable and uniquely stylish living.\* Solid 4 bedroom full brick family home\* Enormous floorplan with separate lounge and family room\* Additional self-contained sleep-out with kitchen and bathroom \* Off-street parking for over 5 cars\* Walk to central Guildford shopping and train station\* Council: Approx. \$455pq | Water: \$179pqDISCLAIMER: 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.