



1/6 Bolton Street, Guildford

SOLD AT AUCTION BY JOSEPH NASR 0405 824 646

Proudly positioned just 200 metres from Guildford Station and vibrant local shops, this oversized double brick duplex delivers unbeatable space, solid construction, and everyday convenience.

Boasting a generous 397sqm land size, this residence features:

- Spacious lounge room plus separate dining overlooking a huge backyard
- Solid timber kitchen with stone bench tops, modern appliances & breakfast bar
- 4 oversized bedrooms with built-in wardrobes
- Large bathroom with floor-to-ceiling tiles, separate shower & bath
- Internal laundry with outdoor access & second bathroom
- Ducted air-conditioning, security alarm system
- " 3 car spaces + oversized lock-up garage with internal access
- " Covered entertaining area —perfect for family gatherings

Whether you're investing or upsizing, this is a rare opportunity in a tightly held location within walking distance to everything.

Contact us today to arrange an inspection or attend one of our open homes!

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FOR SALE
\$1,315,000

AGENTS

Joseph Nasr
0405 824 646
Joseph.Nasr@ljhooker.com.au

AGENCY

LJ Hooker Parramatta | Granville |
Guildford | Merrylands
(02) 9637 8555

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.

 **LJ Hooker**

MORE DETAILS

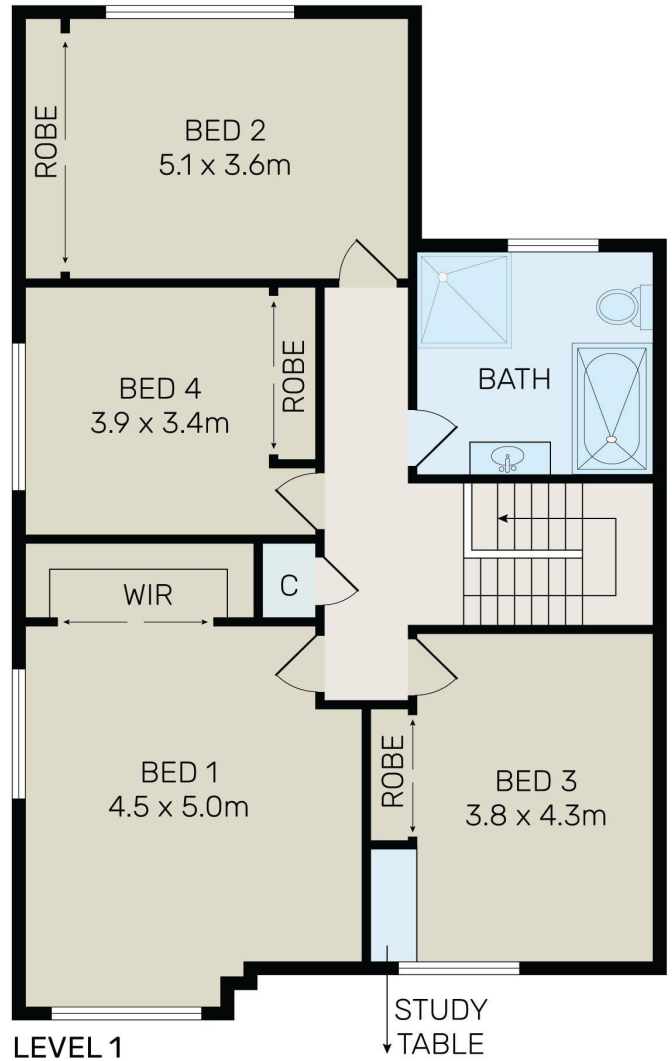
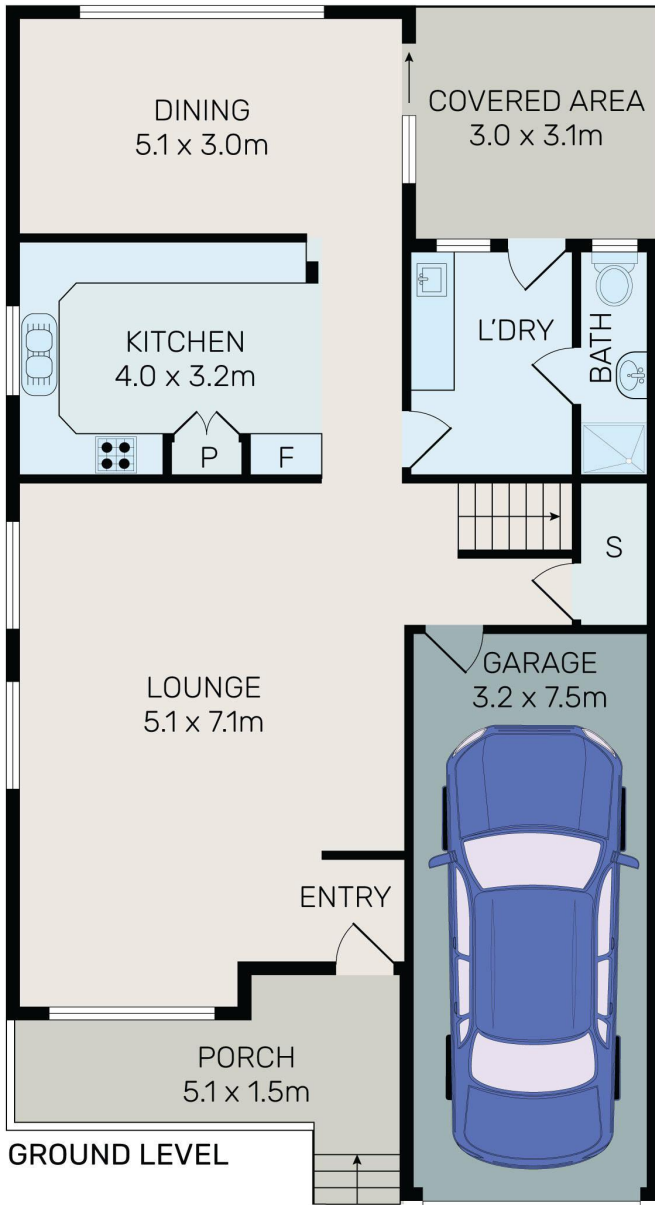
Property ID 2G1FF9E
Property Type DuplexSemi-detached
Land Area 397 m2
Including Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport

Joseph Nasr 0405 824 646
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