



12 Broughton Street, Guildford




## GRAND DOUBLE BRICK RESIDENCE —LAND SIZE 739.8sqm

Step into this impressive double brick family home, offering an abundance of space, quality craftsmanship, and modern comforts across two grand levels. Offering a total of 5 bedrooms, 5 bathrooms, 3 living areas, a large kitchen and a kitchenette. Perfectly positioned on 739.8sqm with the option to build a granny flat or have a swimming pool (S.T.C.A) . This property is ideal for large families and entertainers looking for premium living.

### Key Features:

- Solid Construction: Double brick with concrete slabs, built in 2000 for multiple living areas, including formal lounge, open-plan family room, and upstairs living
- Chef's kitchen with gas cooking, island bench, and ample storage
- 5 Bathrooms: Including a master bathroom with spa bath & separate shower
- 5 spacious bedrooms, including 2 master suites with ensuites
- 3 balconies, including a private rear balcony for relaxing
- Internal laundry with kitchenette and bathroom
- Secure remote lock-up garage with tiled floors and air-conditioning

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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**FOR SALE**  
Contact Agent

**VIEW**  
Sat 23rd May @ 10:15AM - 10:45AM

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

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

 **LJ Hooker**

- Luxury Comforts: Ducted air-conditioning, ducted vacuum system, tiled floors throughout
- Land size 739.8sqm

#### Luxury Features:

- Ducted air-conditioning and ducted vacuum system
- Tiled floors throughout
- High ceilings and premium finishes
- Stunning staircase and abundance of natural light

#### Prime Location:

Nestled in a sought-after location, close to:

- Top-rated schools
- Shopping centres
- Parks and recreational areas
- Public transport
- Close to bus stop

Contact us today to arrange a private inspection and make this incredible property yours!

#### MORE DETAILS

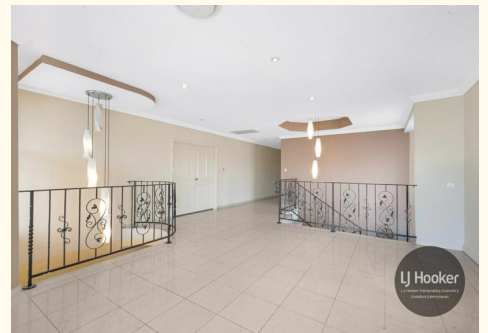
|               |   |
|---------------|---|
| Property ID   | 2DPFF9E   |
| Property Type | House   |
| Land Area     | 739.8 m2  |
| Including     | Ensuite<br>Study<br>Air Conditioning<br>Toilets (5)<br>Built-in-Robes<br>Area Views<br>Close to Schools<br>Close to Shops<br>Close to Transport<br>Disabled Access<br>Kitchenette |

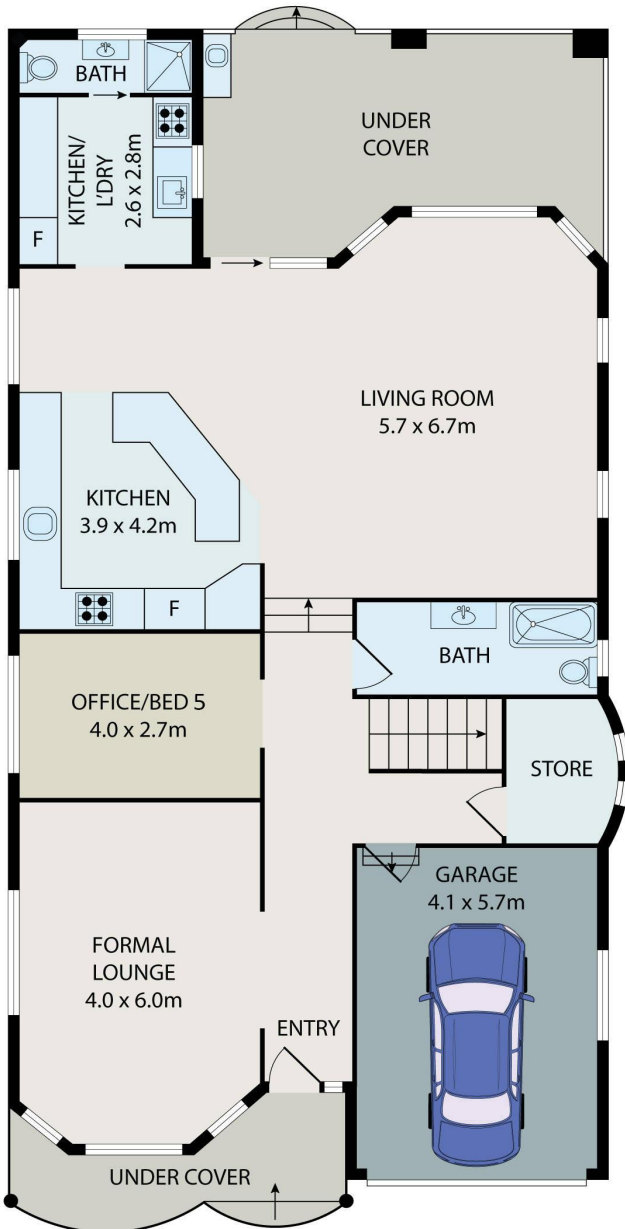
**Joseph Nasr 0405 824 646**

Area Specialist | [Joseph.Nasr@ljhooker.com.au](mailto:Joseph.Nasr@ljhooker.com.au)

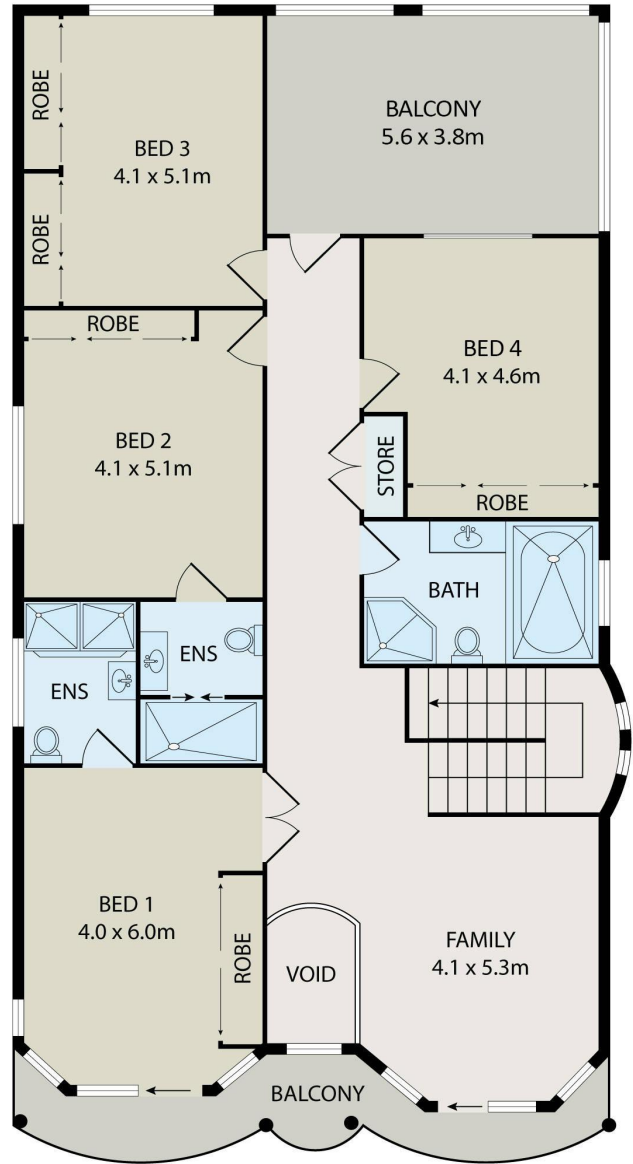
**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

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GROUND FLOOR



FIRST FLOOR



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