



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

5 5 4

FOR SALE
$2,100,000

VIEW
Sat 7th Nov @ 10:45AM - 11:15AM

AGENTS
Joseph Nasr
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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.

- 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

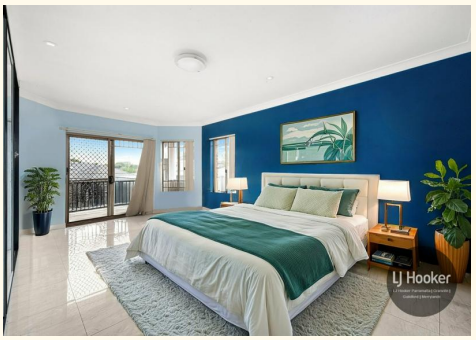
Prime Location:

Nestled in a sought-after location, close to:
- Top-rated schools
- Shopping centres
- Parks and recreational areas
- Public transport
- Close to bus stop

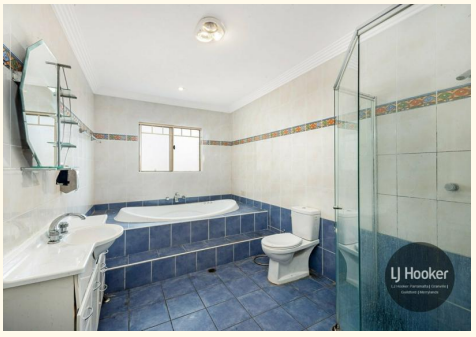
Contact us today to arrange a private inspection and make this incredible property yours!











MORE DETAILS

Property ID	2DPFF9E
Property Type	House
Land Area	739.8 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (5)
	Built-in-Robes
	2 Ensuites
	Alfresco
	Area Views
	Car Parking - Surface
	Close to Schools
	Close to Shops

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