

70 Bolton Street, Guildford




Full Brick Architect-Designed Residence Defined by Space, Style & Walk to Station Convenience

Showcasing enduring full brick construction, and a grand sense of scale, this modern residence at 70 Bolton Street, Guildford redefines sophisticated family living.

Meticulously designed and custom-built by its current owner with longevity, functionality, and elegance at its core, this impressive home delivers a rare combination of structural integrity and refined contemporary style.

Full brick construction across both levels with solid concrete slab, the residence offers a level of quality seldom found in modern homes.

Upon entry, a grand foyer sets an impressive tone, leading to expansive open-plan living and dining domains, beautifully appointed to maximise natural light and seamless indoor-outdoor flow-perfect for both refined entertaining and relaxed family living.

6  5  4 

AUCTION

Sat 2nd May @ 11:45AM

VIEW

By Appointment

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 **LJ Hooker**

At the heart of the home lies a spacious gourmet kitchen, impeccably finished with premium Bosch appliances, abundant storage, and sleek surfaces, further complemented by a walk-in pantry.

The ground floor also features two bedrooms including a generously proportioned guest suite accompanied by its own bathroom and walk in robe, providing luxurious accommodation for extended family or visitors, alongside a bathroom, internal laundry with additional toilet and shower plus internal access to a double lock-up garage.

Ascending to the upper level, the home reveals four oversized bedrooms, each thoughtfully appointed with built-in wardrobes. The master suite, complete with a private ensuite and generous sized walk-in robe.

A beautifully finished main bathroom services the remaining bedrooms with style and sophistication.

Property Highlights:

- Full brick construction with concrete slab
- Six oversized bedrooms with built-in wardrobes
- Master suite with walk in robe and ensuite
- Guest bedroom with ensuite and walk in robe on ground floor
- Expansive open-plan living and dining areas designed for entertaining
- Living area features gas heater
- Gourmet kitchen with premium appliances and refined finishes
- Walk in pantry for ultimate practicality
- Five bathrooms with quality fittings (including two ensuites)
- Ducted air condition, alarm system and solar energy panels
- Double lock-up garage with internal access
- Inground pool
- Covered outdoor entertaining area with fully equipped kitchenette
- Exceptional scale and premium craftsmanship throughout
- Set within 900 metres to Guildford Station & Shops

Perfectly positioned, the home is within effortless walking distance to everyday conveniences- just moments to public transport vibrant local shops, schools, cafes, and parklands.

Offering a statement in luxury, scale, and enduring quality, this remarkable residence is a rare opportunity to secure a bespoke family home in one of Western Sydney's most convenient locations.

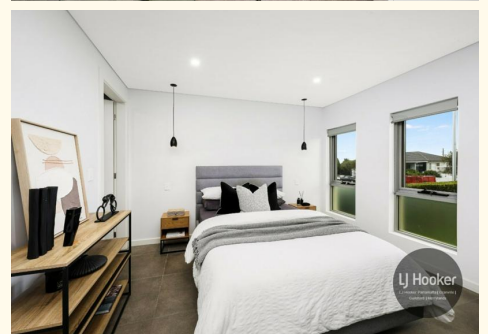
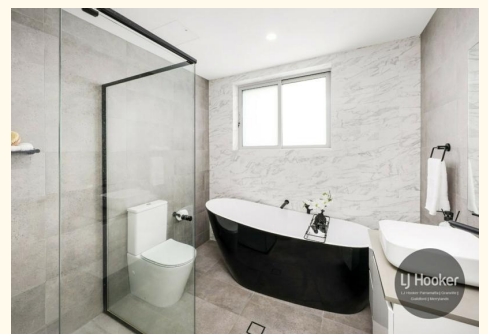
An exceptional offering where luxury meets longevity-this is family living without compromise.

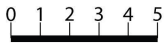
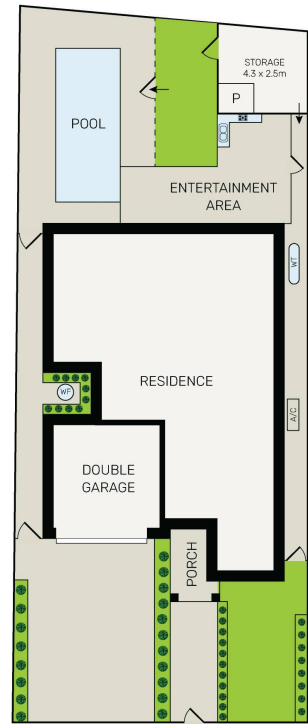
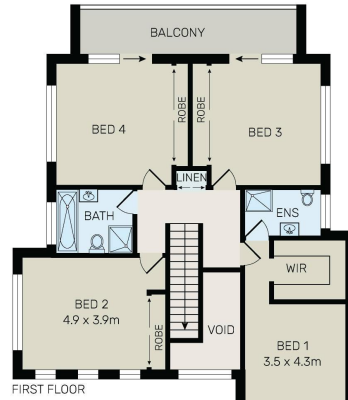
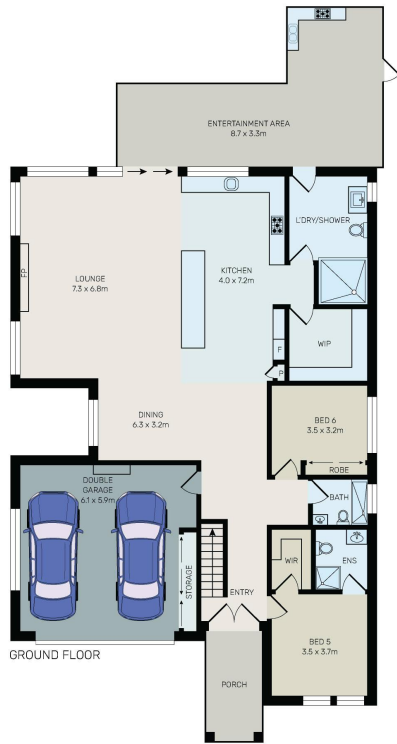
MORE DETAILS

Property ID 20DYF9E
Property Type House
Land Area 557.2 m2
Including Ensuite
Air Conditioning
Toilets (5)
Alarm
Built-in-Robes
Car Parking - Surface
Close to Schools
Close to Shops
Close to Transport
Pool

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