






18 Bolton Street Guildford NSW

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Price : \$ 1,420,000

Land Size : 822 sqm

View : <https://www.acreagesales.com.au/3971295>



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Character Home, R4 Zoning!!!!

Delightful character-filled Federation home on approx. 822 sq.m in high density residential area with R4 zoning. Located less than 10 minutes' walk from Guildford Train Station and Guildford Shopping Centre in a sought-after street, this lovely three bedroom plus residence is ideal for those seeking an immaculately presented property close to facilities, or investors looking for a solid rental while they explore their options.

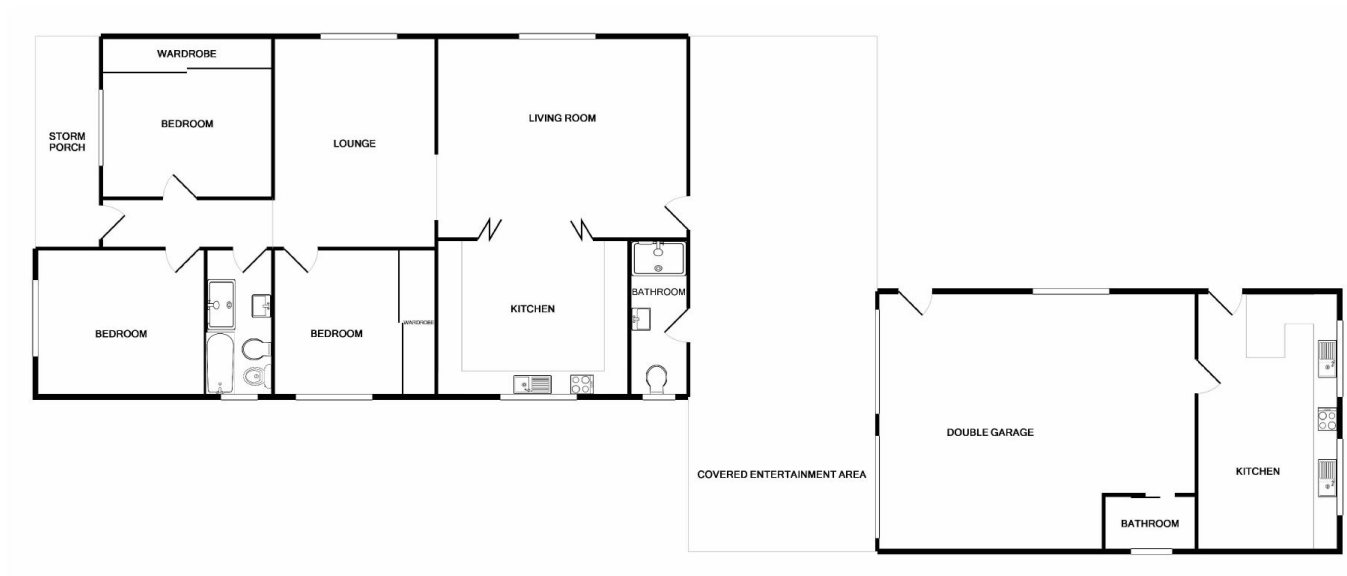
The double brick home features lovely high ornate ceilings throughout, three bedrooms (2 with built-ins, one with large free-standing wardrobe), large main bathroom plus second bathroom in the laundry.

New eat-in kitchen with granite tops and quality appliances, adjacent formal dining with bi-fold doors plus sizeable separate living with slow-combustion fireplace. Large rear undercover entertaining and separate bonus self-contained in-law accommodation (with slow-combustion fireplace) at the rear of the property makes for a wise acquisition. First time offered in 56 years - be first to inspect!

Other features include:

- R4 Zoning
- Double brick construction
- Electric security gates
- Security shutters
- Double garage
- Good side access
- Fully fenced
- Ducted air conditioning
- Natural gas on property
- Garden shed
- Outdoor sink with hot water
- Vegetable gardens

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.



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