

16 Boltons Street, HORNINGSEA PARK, NSW 2171

Immaculately Maintained Family Home

Perfectly positioned in a quiet and family-friendly street, this beautifully maintained two-storey residence delivers generous space, modern comfort and effortless indoor/outdoor living. With multiple living zones, quality flooring and air-conditioning throughout, it's the ideal home for families seeking convenience and comfort in one.

Upstairs:

- Four generous bedrooms, all with laminate flooring and their own split-system air-conditioners
- Master bedroom complete with walk-in wardrobe and private ensuite
- Built-in wardrobes to all other bedrooms
- Well-presented main bathroom servicing the upper level

Downstairs

- Separate living zones featuring hardwood timber flooring and tiled dining area

TYPE: For Sale

INTERNET ID: 98P2085

SALE DETAILS

\$1,390,000

CONTACT DETAILS

Leppington

Shop 4.04 / 5 Emerald Hills
Boulevard

LEPPINGTON, NSW

02 8797 3177

Frank Polistina

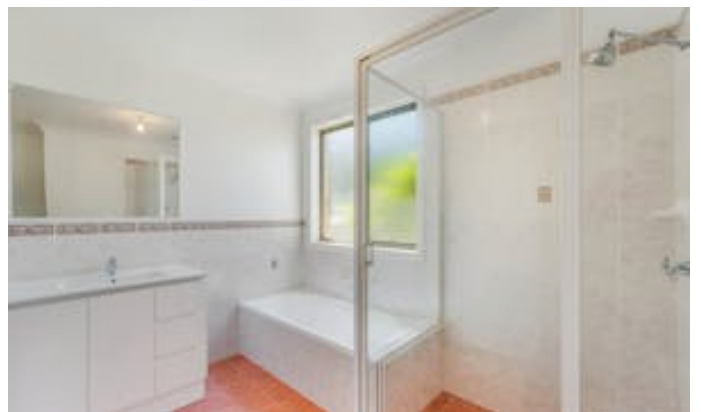
0407 406 673

- Split-system air-conditioner for year-round comfort
- Well-sized kitchen overlooking the dining area and outdoor space
- Covered outdoor entertaining area â## perfect for gatherings
- Handy garden shed for additional storage
- Double garage plus ample off-street parking

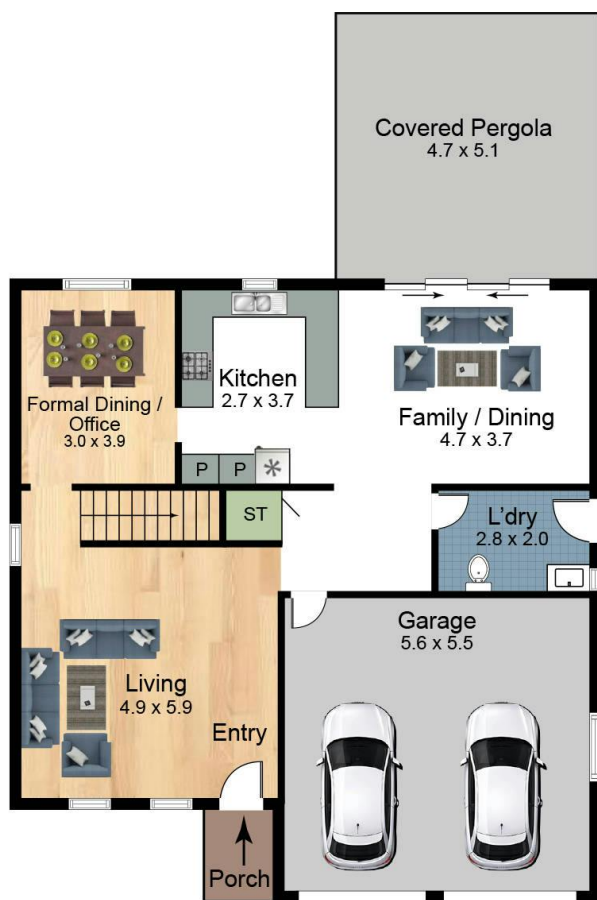
Location Highlights

- 450m to John Edmondson High School â## easy walk for teenagers
 - 600m to Horningsea Park Public School â## ideal for young families
 - 4 min drive to Carnes Hill Marketplace â## Woolworths, Big W, cafÃ©s, dining and specialty stores
 - 3 min drive to Michael Clarke Recreation Centre â## gym, sports courts and community facilities
 - 5 min drive to Edmondson Park Train Station & Ed Square Shopping Centre
 - Close to multiple parks and playgrounds including Jarvisfield Reserve
 - Easy access to M5 & M7 Motorways for convenient commuting
- Land Area 557.00 square metres
 - Bedrooms: 4
 - Bathrooms: 2
 - Double garage

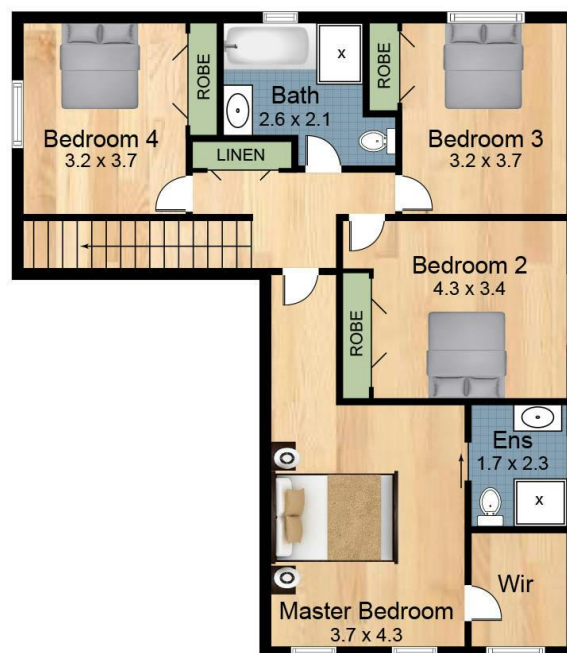








Ground Floor



First Floor

**16 Boltons St
Horningsea Park 2171**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquires.