

16 Boyland Rd, Edmondson Park, NSW 2174

Sold - \$2,315,000

House 5 3 2



AUCTION DAY SET 23/08/25 3:30PM – Unique Owner-Built Masterp

Introducing 16 Boyland Road, Edmondson Park - a truly spectacular home that blends bold architectural design with high-end finishes to create a living experience like no other. Owner-built and meticulously crafted, this residence showcases a rare combination of luxury, space, and functionality.

Open for Inspection

By Appointment.

From the moment you step inside, you're greeted by a grand entrance with soaring double-height ceilings and striking double brick construction that speaks to the quality and attention to detail throughout. The home features four spacious bedrooms, three stylish bathrooms, and a dedicated study, perfect for those working or studying from home.

At the heart of the home is an ultra-modern kitchen, complete with sleek cabinetry, premium appliances, and an open-plan layout ideal for entertaining. Herringbone timber floors add warmth and elegance, while the cozy gas fireplace in the main living area creates a welcoming ambiance during the cooler months.

Wide-opening doors seamlessly connect the internal living zones to a stunning outdoor entertaining area, where a beautifully designed alfresco space overlooks the sparkling inground pool. This indoor-outdoor flow is perfect for gatherings, creating a true entertainer's haven that can be enjoyed year-round.

The home also includes a private cinema room, ideal for movie nights with family and friends, and a double lock-up garage with internal access. Ducted air conditioning ensures climate comfort throughout the home, while thoughtful design and premium materials elevate every room.

Set in a prime location, you're just moments from everything Edmondson Park has to offer. Ed.Square Shopping Centre, Edmondson Park Train Station, schools, parks, cafes, and restaurants are all within easy reach. Plus, with quick access to the M5 and M7 motorways, commuting is simple and convenient.

This is not just a home - it's a lifestyle statement. A rare opportunity to secure a unique, high-quality property in one of the region's fastest-growing and most connected suburbs.

THE HOME WILL BE GOING TO AUCTION ON SATURDAY THE 23RD OF AUGUST AT 3:30PM – contact us today to register your interest and arrange your private inspection.

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.

Listed By

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