

# 104 Paterson Road, Bolwarra, NSW 2320

## Sold House

Wednesday, 21 February 2024

104 Paterson Road, Bolwarra, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



James Hannah

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**\$1,210,000**

With a commanding street presence, in a blue-chip location, stunning renovations, and breathtaking rural views, 104 Paterson Road Bolwarra truly has wow factor. Located little more than five minutes drive from central Maitland, and 40 minutes drive to Newcastle CBD, the property combines elegance, practicality, and location to offer an incredible opportunity, often sought, and very rarely found. Entering via the front gates, you will be pleasantly surprised by the size and privacy of the yard, with ample room for kids and pets to play. Proceeding up the front steps to the gorgeous wrap-around veranda, before you walk inside, you won't be able to help but pause a moment to take in the vast easterly views over picturesque farmland, to East Maitland in the distance. Once inside, you will be struck by the restrained elegance of the design, and the overall feeling of serenity this home exudes. The lounge room has a spacious yet cozy feel and features a beautiful open carrara marble fireplace. The kitchen dining room is just as stunning and is superbly equipped with marble benchtops and splashback, 11ve 900mm gas cooktop and oven, pot-filler tap, and undermounted sink. The main bathroom is just adjacent to the dining, with is complete with a large free-standing bath, stylish concrete vanity top, and floor-to-ceiling tiles. As you continue through the home towards the master bed upstairs, you will pass the other three bedrooms, all equipped with built-in robes and ceiling fans. Heading upstairs to the master retreat, you will be yet again wowed by this home. An expansive master bedroom, complete with Juliet balcony overlooking the plunge-pool, built-in and walk in wardrobe, and stunning ensuite with yet more marble! Outside, the attention to detail and thoughtful design continues. The enormous deck will be perfect for entertaining family and friends, with a picturesque view over the yard and rural views beyond. A beautiful plunge pool is an extra feature sure to be a hit for the warmer summer afternoons. Along with all the stunning house and grounds, the property has been blessed with an enormous shed/workshop, inside which you will find a hidden man cave. A property with so much to offer, 104 Paterson Road is sure to gain a substantial amount of public interest, and PRD Hunter Valley is privileged to be appointed to represent this home to the market on behalf of the owners. For further information or to arrange your private inspection, please contact James Hannah on 0400 301 349.

**Comprehensive Features List**  
Fully renovated (completed 2024)  
Ducted air conditioning  
4 bedroom  
2 bathroom  
Three-phase power  
Plunge pool (mineral (magnesium) pool, tiled in Green Sukabumi Bali Stone + travertine paving - french pattern)  
Large shed (includes man cave (with bar and built in fish tank, beer bottle cap floor) and workshop with mezzanine for storage + access to chicken roost - coop behind shed)  
Large water tank behind shed  
Fully landscaped + irrigation  
Fully fenced  
Oak-engineered flooring throughout main living areas, hallway, stairs and main bedroom  
Carpet in the three downstairs bedrooms (Bremworth NZ wool carpet)  
Shaker integrated cabinetry throughout most rooms  
All bedrooms have Hunter ceiling fans and built-in robes with hanging + drawers  
Downstairs bedroom (bed 2) has french doors with views of plunge pool + sound check batts and gyprock. Alcove ready to add desk and shelving  
Plantation shutters in all bedrooms  
Recycled brick outdoor fire place + pizza oven  
Merbau deck with pitched roof with vj lined ceiling + wrap around verandah  
Recycled brick driveway  
House is clad in James Hardie Scyon Linea (BAL40 rating)  
Colorbond roof (basalt)  
Large profile skirting boards + decorative cornices and ornate ceiling roses in 2/3 downstairs bedrooms  
Living  
Carrara marble fireplace  
Built in bookcase / cabinetry (soft close drawers)  
Kitchen  
Carrara marble island  
English Tapware Company bridge tap faucet  
Quantum quartz benchtops  
11ve 900 oven/gas stove  
Integrated dishwasher  
Carrara marble tile splashback  
Large fireclay butlers sink  
Main bathroom  
Carrara marble feature tile behind bath  
Freestanding bath  
Sussex tapware  
Heated towel rails  
Laundry  
Built-in cabinetry  
Carrara marble floor tiles  
Handmade Spanish subway splashback tiles  
Main bedroom  
Large vj-groove lined raked ceilings  
His + her built-in wardrobes + walk-in robe  
French doors with Juliet balcony with views over plunge pool  
Ensuite  
Carrara floor tiles  
Carrara marble vanity  
Custom-made steel shower screen door  
Brodware tapware\*

\*Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRDnationwide Hunter Valley does not warrant, represent, or guarantee the accuracy, adequacy, or completeness of the information. PRDnationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.