

13 Addison Road, Bolwarra, NSW 2320



Sold House

Saturday, 2 September 2023

13 Addison Road, Bolwarra, NSW 2320

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 1303 m2

Type: House



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\$805,000

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves This home presents an excellent opportunity to restore this attractive 4-bedroom weatherboard cottage, set on an impressive 1303 sqm allotment in the sought-after area of 'Old Bolwarra'. The Location Immerse yourself in the potential and beauty of this Bolwarra home. Nestled within the highly desirable neighbourhood of 'Old Bolwarra', this prime location is known for its picturesque landscapes, tree-lined streets, and friendly community atmosphere. In addition, there are an array of local shops, schools and recreational areas just a stone's throw away, while easy access to Stockland Green Hills and the charming suburb of Lorn ensures this property takes full advantage of all the Hunter Valley has to offer. Lorn - 4 mins (2.9km) Maitland - 4 mins (2.7 km) Stockland Green Hills - 10 mins (8.1 km) Newcastle CBD - 41 mins (36.9 km) The Style A world of opportunity and potential awaits you at this character-filled Bolwarra cottage. A charming weatherboard facade, high ceilings, original features throughout, and an abundance of space make this home an ideal blank canvas for the restoration of your dream home in this highly desirable location. The Life Embrace the opportunity to transform this delightful weatherboard cottage into your dream home. With its generous proportions and charming character, this 4-bedroom property is situated on an impressive 1303 sqm allotment, providing ample space for your vision to come to life. The original home is ripe for restoration and renovation offering unique features such as archways, ornate feature doors and cabinetry, and high character ceilings. The large living spaces offer a canvas for your creativity, while the updated kitchen offers stainless steel appliances, ample bench space and direct access to the uncovered alfresco area, creating the perfect opportunity to design a seamless indoor/outdoor space. The property offers 4 generous bedrooms, two of which feature built-in robes, providing ample storage throughout the home, as well as a neat and tidy main bathroom and laundry. Outside, the huge grassed yard invites you to explore your landscaping ideas, offering plenty of opportunities for outdoor living and creating your own oasis, with an abundance of space, and plenty of already established trees and gardens. An enormous 20.8m x 3.4m carport and an additional separate garage provide plenty of space for your car, caravan or trailer, as well as a garden shed and ample off-street parking. This is a prime opportunity for the enthusiastic and creative renovator or keen developer looking to make the most of this highly sought-after location and extensive block. Let your imagination run wild as you reimagine this charming weatherboard cottage and create a truly remarkable home. SMS 13 Add to 0428 166 755 for a link to the online property brochure.