

**136 Bolwarra Park Drive, Bolwarra Heights, NSW**

**2320**

**Sold House**

Friday, 25 August 2023



136 Bolwarra Park Drive, Bolwarra Heights, NSW 2320

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1135 m2**

**Type: House**



Matthew McBrearty

**\$817,000**

Placed on a bumper 1135sqm block and serving up a seriously good valley view from the rear deck, this versatile home is staged over a single level and tailored for lifestyle enjoyment. Ticking every box for modern living, its free-flowing layout is anchored by an open plan living area with a super-stylish kitchen and flaunts easy outdoor connection. Bedrooms are where the flexibility begins, three include a built-in robe and ceiling fan, one could double-up as an extra living space or media room, and the fifth is a studio with powder room attached to the garage – this would make an ideal business base (beauty or hairdressing salon perhaps) or great in-law or guest accommodation. A suburb adored by families, the community of Bolwarra Heights always holds value and is highly sought-after. It has many local options for schooling, is a short trip to the conveniences of Maitland, and commuters can use the Hunter Expressway for quick access to Newcastle, Cessnock, Singleton, and Hunter Valley wineries. -?Single level layout featuring modern-day must-haves such as AC, a stylish island kitchen, and a double garage with abundant driveway parking -?Huge rear deck flaunting a sweeping view across the valley and to the mountains, ideal for relaxation or entertaining a crowd -?Caesarstone surfaces, a walk-in pantry and a gas cooktop appoint the contemporary kitchen -?The studio/fifth bedroom boasts a powder room and is positioned off the garage to provide privacy for business use or guests -?Two bathrooms include a full main with bathtub and a master ensuite -?Deep backyard on a slight slope and boasting a due north aspect for the enthusiastic green thumb, the size of the block gives gardeners so many options -?Family-focused street in a suburb known for its beauty and lifestyle convenience