

# 24 April Circuit, Bolwarra Heights, NSW 2320



## House For Sale

Friday, 3 May 2024

24 April Circuit, Bolwarra Heights, NSW 2320

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 712 m2

Type: House



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## Contact Agent

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 "Set in a delightful, family-oriented neighbourhood with easy access to schools, shops and public transport, this fantastic home offers extra space for your personal stamp - whether it's lush landscaping, a sparkling pool or your dream shed." The Location Nestled in the idyllic Bolwarra Heights, this address is a peaceful retreat that offers all the modern conveniences a growing family craves. Within close proximity, you'll discover schools, shops, sporting facilities, and recreational areas, providing convenient access to all your daily necessities. Scenic views and a friendly community ensure a life of comfort and connection in this picturesque setting. Maitland – 8 mins (6.2 km) Stockland Green Hills – 13 mins (10.6 km) Newcastle – 44 mins (39.4 km) The Snapshot Welcome to this stunning two-storey contemporary home in the peaceful yet well-connected community of Bolwarra Heights. Perfectly designed for modern living, 24 April Circuit boasts two separate living options spread across both floors, catering effortlessly to growing families, multi-generational living, or those seeking extra income opportunities. Featuring four well-appointed bedrooms and set in a serene neighbourhood with easy access to local amenities, this home offers the best of tranquillity and convenience. The Home Style, space and serenity all take residence at 24 April Circuit, poised on a generous 712 sqm block in the heart of Bolwarra Heights. Freshly renovated and thoughtfully designed, this property promises a lifestyle of comfort and versatility. As you step inside, the home welcomes you with a freshly painted interior, showcasing a modern palette that complements the new carpet and quality tiling throughout. A stunning timber staircase with sleek glass balustrades elegantly links the two levels, enhancing the open and airy feel of the space. The ground floor is a true highlight, featuring a versatile granny flat or teenage retreat. This self-contained area includes a kitchen and an open-plan dining and lounge, perfect for use as a studio or additional bedroom. This floor also benefits from a separate bathroom and laundry, adding convenience and privacy. Upstairs, a spacious open-plan area encompasses the kitchen, dining, and lounge, all bathed in natural light and offering sweeping rural vistas. Adjacent is a flexible area that can serve as a study, home office or playroom, further emphasising the home's adaptability. The bright modern kitchen is equipped with an abundance of soft-close cabinetry, Westinghouse appliances and a breakfast bar for casual dining. This open-plan space opens out to an expansive balcony through sliding glass doors, creating an ideal spot for enjoying your morning coffee or hosting evening gatherings with panoramic views. The outdoor living options continue with a covered entertaining area on the ground level, surrounded by established lawns with ample room for further enhancement such as a pool or landscaped garden. Three bedrooms on the upper floor are each fitted with plush carpeting and ceiling fans. The master suite features its own ensuite and direct balcony access, offering a tranquil space to unwind. The family bathroom is equally impressive, featuring a freestanding bathtub, a rainfall shower, and a stylish vanity. Situated in a tranquil yet accessible location, this home is ideally suited for growing families, those with older children, or multi-generational households. It represents a perfect next chapter for those seeking modern comfort and flexible living. SMS 24Apr to 0428 166 755 for a link to the online property brochure.