

44 Maitland Road, Bolwarra, NSW, 2320

Sold House

Wednesday, 6 September 2023

Altitude.

44 Maitland Road, Bolwarra, NSW, 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Appealing Location, Flexi Living Space, Gorgeous Outdoor Living

Positioned in one of Maitland's most sought-after locations, this beautiful residence in Old Bolwarra creates the perfect family home. It is set in a quiet street, in a safe and welcoming neighbourhood and within easy walking distance to the well-regarded Bolwarra Public School. This well-presented and excellently maintained brick-and-tile home provides wonderful flexibility within its single level layout, while maintaining an easy flow outdoors. With limited turnover in this area, family homes do not come onto the market often.

- Covered back deck as a major selling point, creating a space that is private, peaceful and gorgeously picturesque, with captivating views over the lush backyard.
- Flexible flow-through layout, with a separate dining room and two living areas, providing distinct zones, which could accommodate a fourth bedroom.
- Front lounge room which captures morning sun and a peaceful front verandah offering glimpses of the lake.
- Tidy kitchen with a walk-in pantry and moveable central island, providing plenty of counter and cabinet space.
- Neutral palette and understated décor, appealing light-filled interior and a mix of carpet and polished timber floors, which make this home welcoming.
- Family room and kitchen which both open out to the covered deck, which is enhanced by roller mesh screens.
- Master bedroom and two additional bedrooms grouped together at the side of the home, all with built-in wardrobes.
- Comfortable temperature control, with split-system AC units in the family room and two of the three bedrooms, assisted by ceiling fans.
- Updated main bathroom with a bath and frameless glass shower with dual shower head, and separate WC. Laundry with an updated enclosed bathroom featuring a second WC and shower, and plenty of storage space.
- Double garage with internal access and remote-controlled door, complimented by plenty of space on the driveway for a boat or caravan.
- A pretty parcel of land with a fully-fenced leafy backyard, accentuated by beautiful landscaping that requires minimal maintenance.
- Back to location, this home is only 400m from Bolwarra Public School and close to transport, childcare centre, sportsgrounds and nearby nature reserve. It is situated only 4km by car from Maitland's shops, dining and amenities and 35km (40 minutes) to Newcastle CBD.