

44 Tocal Road, Bolwarra Heights, NSW 2320

House For Sale

Tuesday, 21 November 2023

44 Tocal Road, Bolwarra Heights, NSW 2320

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 8783 m2

Type: House



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Price Guide: \$1,450,000 - \$1,550,000

A master built residence that for its era displays the thought and planning involved to design a home of distinction and quality, being cavity brick, suspended slab floor, high ceilings, Terracotta Tile Roof, spacious bright rooms throughout and peaceful leafy outlook from every room. Being well set back from the road, the tree lined drive and circular entrance approach continues the visual appreciation of the property. The tiled front porch and welcoming entrance on the ground level leads off to numerous living areas, including formal lounge and dining, alfresco terrace, informal dining/breakfast room, generous rumpus room with attractive wood burning combustion fireplace and impressive wet bar, all enhanced by large picture windows bringing the leafy outlook into this already peaceful space. Also on the ground level a country style kitchen which overlooks the pool and rear garden, a versatile and well proportioned, study/home office or music room that also has direct external door and entry into the attached double garage, at the opposite end of this level is a big laundry with downstairs powder room and a shady rear verandah. Two separate stairs allow access upstairs, a circular off the laundry which allows ideal direct access to the teenager retreat area, then also the main stairwell off the front entrance, the upstairs floorplan provides 5 double bedrooms and 2 renovated bathrooms, one being the ensuite off the main bedroom which also has a dream walk in dressing room. Then we move onto the many, many external features, built in BBQ area, stunning heated inground pool and spa, a very useful pool entertaining room, including bar and bathroom facilities, a further separate triple garage, Ducted Air Conditioning, solar electricity, Solar Hot Water, expansive under house storage and probably one of the most enhancing point of difference features is the wide road frontage off Bolwarra Park Drive allowing easy rear access to the enormous rear garden area and rear garage as well as the main entrance off Tocal Road. Be prepared to be impressed with a home that offers a style and character of the more stately homes of the later decades of the 1900s. 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.