

**47a Radiant Avenue, Bolwarra Heights, NSW 2320**



**Sold Duplex/Semi-detached**

Friday, 3 November 2023

47a Radiant Avenue, Bolwarra Heights, NSW 2320

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 430 m2**

**Type:**

**Duplex/Semi-detached**



Chris Henry  
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Maddison Woodward  
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**\$645,000**

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 property is a prime choice, whether you're considering a lucrative investment or a loved family home. A mere 5 years old and nestled in a sought-after location, this home offers the best of modern living. Designed for easy upkeep, and featuring a host of modern amenities, it's a blend of convenience and value." 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. While the scenic views and 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 CBD – 44 mins (39.4 km) The Snapshot 47 Radiant Avenue presents a great investment opportunity. This home boasts modern design, quality features, and low-maintenance gardens and grounds. Versatile and appealing, this opportunity is ideal for savvy investors or families. The Home 47 Radiant Avenue showcases a well-considered and free-flowing open floor plan, an abundance of natural light, a neutral colour scheme, and plenty of opportunities to add your own personal touches to transform it to your taste. Stepping inside, the tiled entry then leads you into the modern open-plan living spaces that connect the kitchen, dining area and lounge room. With 20mm stone benchtops, quality appliances, and a breakfast bar ensure that the kitchen will be the heartbeat of everyday family life and gatherings with loved ones. Walking through the sliding doors adjoining the lounge area, you'll find the alfresco deck and entertaining area - a continuous extension of your living space, ideal for setting up a BBQ and enjoying year-round indoor/outdoor living. The low-maintenance backyard offers a blank canvas, ready to become the outdoor area of your daily dreams, whether for little ones, furry ones or loved ones. The 3 good-sized bedrooms are each equipped with built-in robes, plus a master suite that offers a private ensuite and large walk-in robe, ensuring this home provides an abundance of space for the entire family. Rounding out this wonderful home is a double garage with internal access, common driveways with ample off-street parking, low maintenance gardens, a split system air-conditioning system, and plenty of storage throughout to give you an excellent foundation for a hassle-free, enjoyable lifestyle. Torrens Title – No strata fees Council Rates - \$2,300 per annum Water Rates - \$818 per annum 47 Radiant – Leased for \$470.00 per week, lease expires 20/07/2024 SMS 47aRad to 0428 166 755 for a link to the online property brochure.