

# 5 Oakland Close, Bolwarra, NSW 2320

## House For Sale

Friday, 1 December 2023

5 Oakland Close, Bolwarra, NSW 2320

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 338 m2**

**Type: House**



Nick Clarke  
0240043200



Chantel Roulston  
0240043200

## PROPERTY PREVIEW

Property Highlights:- 2023 built brick and Colorbond TORRENS TITLE home, nestled in a quiet cul-de-sac in the ever-popular suburb of Bolwarra.- Gleaming kitchen with a large island bench, 20mm Caesarstone benchtops, a subway tile splashback, a built-in Fisher and Paykel oven, a four burner cooktop and a dishwasher.- Formal lounge room as well as a spacious open plan living and dining area.- Three generous bedrooms, all with built-ins and ceiling fans, the master with a luxury ensuite.- Main bathroom and ensuite with floor to ceiling tiles, a herringbone tile feature wall, separate showers with rain shower heads, floating vanities and a contemporary freestanding bathtub in the main bathroom.- Daikin 4 zoned ducted air conditioning + Rinnai instant gas hot water.- Freshly painted, floating floorboards, tiles and carpet, vertical blinds and shutters, LED downlights, tall skirting boards and square set cornices throughout.- Lovely alfresco area with a ceiling fan, LED downlights, outdoor power points and a gas bayonet.- Attached double garage with internal access and side access to rear yard + 5000L water storage tank.

Outgoings: Council rates: \$2,235.54 approx. per annum  
Water rates: \$767.52 approx. per annum  
Rental Return: \$630 approx. per week

Step into modern comfort in this stunning duplex, newly constructed with a blend of brick and Colorbond in the prestigious suburb of Bolwarra. This home is all about contemporary living in luxurious style, and is set to impress at first glance. Bolwarra is a sought-after suburb for many great reasons. Boasting quality schools, abundant parks, and green spaces, it provides a serene escape from the urban hustle. Conveniently situated, it offers easy access to both Green Hills Shopping Centre and the recently established Maitland Hospital, as well as all the weekend day trips you could ask for, with the historic village of Morpeth nearby, and the stunning beaches of Newcastle, and delicacies of the Hunter Valley all on your doorstep. Nestled at the end of a quiet cul-de-sac, the front of this house boasts plenty of street appeal. An exposed aggregate driveway guides you to the convenience of an attached double garage with internal access. The tiled front patio, adorned with downlights, offers some stunning views and the landscaped front gardens complete the picture. Inside, the interior of this lovely home seamlessly blends tiles, carpet, and floating floorboards, creating a modern and inviting atmosphere. Vertical blinds and shutters add a touch of sophistication, while LED downlighting, tall skirting boards, and square set cornices contribute to the contemporary aesthetic. The entire home is adorned with a fresh white paint palette, creating a bright and airy feel that complements the stylish finishes, and the Daikin 4 zoned ducted air conditioning ensures comfort year-round. The formal lounge room welcomes you as you step inside, featuring a ceiling fan for comfort, elegant plantation shutters, and the convenience of a gas bayonet—a perfect space for both relaxation and entertaining. Conveniently located in its own hallway is the bedroom zone of this clever design. There are two family bedrooms featuring carpet, built-in robes, and ceiling fans, with power and data points on the walls providing modern convenience. The main bathroom is a showcase of luxury with floor-to-ceiling tiles, a herringbone tiled feature wall, a separate shower with a rain shower head, a freestanding bathtub, and a floating vanity, all complemented by Rinnai instant gas hot water. Continuing down the hall, the master bedroom awaits, offering plush carpet, a ceiling fan, a built-in robe, power/data points on the wall, and an ensuite with the same beautiful tiles, a shower with a rain shower head, and a floating vanity. At the rear, you will find the heart of the home, a stylish open-plan living, kitchen, and dining space. The pristine kitchen features a large island bench with a breakfast bar, 20mm Caesarstone benchtops, a subway tile splashback, a built-in Fisher & Paykel oven, a four burner cooktop and a dishwasher for ultimate convenience. The living and dining area is well-lit with a ceiling fan and offers access to the alfresco and backyard through double glass sliding doors, providing a seamless indoor-outdoor connection for relaxed living and entertaining. Outside, the covered alfresco is a retreat for all seasons. Equipped with a ceiling fan and LED downlights, this space offers comfort and ambience. Outdoor power points and a gas bayonet provide convenience, while the large format outdoor tiles add a touch of sophistication. The low-maintenance backyard is surrounded by landscaped gardens and a practical retaining wall. Side access enhances the functionality of the space, allowing for easy movement. Additionally, a 5000-litre water tank contributes to sustainable living, making this outdoor space both practical and inviting. This sparkling new home, in such a dream location is sure to attract attention from far and wide. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live:- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- A short drive to the charming village of Lorn with boutique shopping and fine food providers to discover.- 10 minutes to Morpeth, a lovely village brimming with galleries, restaurants and coffee that draws a crowd.- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options within easy reach.- 50 minutes to the city

lights and sights of Newcastle.- Just 30 minutes away from the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections.Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.