

54B Riverview Road, Bolwarra Heights, NSW 2320

House For Sale

Tuesday, 16 January 2024

54B Riverview Road, Bolwarra Heights, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 2 m2

Type: House



Nick Clarke
0240043200



Chantel Roulston
0240043200

PROPERTY PREVIEW

Property Highlights:- Exceptionally appointed 2016 residence set on a beautiful 5.43 acres of land, right on the banks of the Hunter River.- Spaciously designed with an impressive open plan living/dining area, a media room + a home office (or 5th bedroom, should your needs require)- Four large bedrooms, all with ceiling fans and plush carpet, the master with twin walk-in robes and a luxury ensuite.- Show stopping kitchen with a 20mm Caesarstone benchtop, soft close drawers, a striking window splashback, an island bench with a breakfast bar, a butler's pantry, gas cooking + quality appliances.- Stylish timber floorboards, LED downlighting + a fresh paint palette throughout.- Daikin 4 zone ducted air conditioning, a freestanding combustion fireplace + ceiling fans throughout.- 11.2kW solar system, instant gas hot water, town water + a 6000L and 5000L water storage tanks.- Sweeping rural and Hunter River views to be enjoyed.- A lovely elevated timber deck enjoying views over the sparkling inground salt chlorinated pool and yard.- A three car garage with internal access + carports under the home.- A massive 14m x 10m shed with 3-phase power, internet access + a WC.Outgoings: Council rates: \$3,480 approx. per annum Rental Return: \$800 approx. per week Set on the banks of the Hunter River, this luxuriously appointed residence nestled on a stunning 5.43 acres of land delivers the rural escape you've been waiting for. Whilst you'll feel like you're a million miles away from it all in this secluded setting, you'll find that the conveniences of city living are not too far away, with Maitland's heritage CBD a short 10 minute drive, the city lights and sights of Newcastle a 45 minute commute, and all the gourmet delights of the Hunter Valley Vineyards just 30 minutes from home. Set back from the road, a long driveway leads you past lush green lawns, landscaped gardens, and hand built free form stone retaining walls, up to the impressive residence, built of a contemporary Weatherboard and Colorbond roof construction. Directly under the home, you will find a three car garage with internal access, along with covered parking spaces spanning the front of the home, offering ample parking space for all the family plus guests. The sweeping views across the expansive front lawn are nothing short of spectacular and are sure to take your breath away upon arrival. The pleasing first impression continues as you make your way up the grand timber staircase into the home, revealing the gleaming timber floorboards, contemporary LED downlighting, and the fresh paint palette found throughout. Designed for spacious family living, you'll find a range of areas on offer for the family to connect and unwind during their downtime. Set to one side of the entrance hall is a dedicated media room, with carpet flooring, and a ceiling fan, along with a sliding door and block-out roller blinds for that authentic home cinema feel. The impressive open plan living, dining and kitchen area is set to the other side of the foyer, complete with soaring raked ceilings, providing an additional sense of space and style. Bathed in natural light from the surrounding windows and sliding doors to the deck, this inviting space also includes a freestanding Saxon combustion fireplace, perfect for cosying up during those cooler seasons. The double glass sliding doors in the living area open out to a spectacular freshly oiled timber deck, with a pitched ceiling and LED lighting illuminating the space beautifully. The views on offer are a sight to behold, presenting the perfect setting to enjoy precious time with the family and entertain guests. The show stopping kitchen has been designed with no expense spared and includes a sleek 20mm Caesarstone waterfall benchtop, soft close drawers, plumbing for the fridge, subway tiles and a striking window splashback making the most of the rural views on offer. Taking centre stage in this impressive kitchen is a large island bench with a breakfast bar and an under mount sink, with stylish pendant lighting overhead. Quality appliances are in place including a Westinghouse oven with a 5 burner gas cooktop and a Bellini canopy range hood. Located adjacent is a well appointed butler's pantry that includes a dual under mount sink and a Westinghouse dishwasher for ultimate convenience. There are four bedrooms on offer, along with a dedicated study that could easily be converted to a 5th bedroom, should your needs require. The master suite includes chic bedside pendant lighting, twin walk-in robes and a large bay window that offers a view across the estate, pool and Hunter River beyond. Completing this ideal parent's retreat is the luxury ensuite that features a twin vanity, a built-in bathtub and a large corner shower. The remaining three bedrooms all include built-in robes, with all bedrooms including plush carpet and ceiling fans, complimenting the ducted air conditioning found throughout the home. Servicing the family bedrooms is the main bathroom which includes a large shower, vanity and a built-in bathtub, along with a separate powder room along the hall for extra convenience. Moving outside to the yard you will be delighted to find a sparkling inground salt chlorinated pool complete with lights and provisions for heating to be installed if desired, framed by a spacious Limestone paved area. Located close by is a separate enclosed yard, perfect for pets to run and play. The backyard itself is nothing short of paradise, with sweeping green lawns for the kids to enjoy, and direct access to the Hunter River where you can enjoy hours of fun kayaking and fishing right in your own backyard, this is what dreams are made of! Set on the grounds is an

impressive 14m x 10m shed that comes with 3-phase power, internet connection and an additional WC, offering the perfect space for storing your toys and tinkering with tools. Absolutely packed with premium extras, this exceptional home also includes; an 11.2kW solar system, Envirocycle septic, Daikin 4 zone ducted air conditioning, a 6000L water storage tank with a pump + a 5000L water tank behind the shed, instant gas hot water, additional storage rooms in the garage. Naturally, an acreage home of this calibre is bound to attract a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay. Why you'll love where you live; - Your very own slice of paradise with 5.43 acres of land set on the banks of the Hunter River. - 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy. - 15 minutes to Morpeth, a charming village brimming with boutique retailers, and gourmet providores, with 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 right at your doorstep. - 45 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."