

**55 Paterson Road, Bolwarra, NSW 2320**

**Sold House**

Tuesday, 19 September 2023

55 Paterson Road, Bolwarra, NSW 2320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

**\$940,000**

Nestled in one of the most sought-after locals of 'Old Bolwarra', this sprawling 12-acre property boasts an unrivaled opportunity for the discerning buyer. With its proximity to Maitland's bustling CBD, a charming country cottage home, expansive storage options, including a massive hay shed, and a picturesque easterly aspect, this property is a testament to rural living at its finest. Remarkably, it's the first time this gem has graced the market in over half a century, making it an exceedingly rare find.

**Key Features:**

- 12 Acres of Pristine Farmland:** This remarkable property comprises 12 acres of prime farmland, offering endless possibilities for farming, agriculture, or future development (STCA)
- Highly Sought-After Suburb:** Situated in a coveted location, this position combines the tranquility of rural living with easy access to the amenities and conveniences of Maitland's CBD, just a short 5-minute drive away.
- Charming Country Cottage:** The property includes a charming country cottage that exudes warmth and character. With its rustic appeal, it provides a comfortable and inviting space to call home.
- Abundant Storage:** For those with storage needs, this property delivers in spades. A massive hay shed ensures that you have ample space for equipment, machinery, and more.
- Easterly Aspect:** Enjoy breathtaking sunrises and serene mornings as you wake up to the gentle glow of the rising sun. The easterly aspect offers a stunning backdrop for your daily life.
- A Piece of History:** This property is more than just land and a cottage; it's a piece of history. The fact that it's being offered for the first time in over 50 years makes it a unique and treasured find. This is a once-in-a-lifetime opportunity to own a slice of paradise in a highly sought-after location. Whether you're an astute investor, a farmer looking for the perfect canvas, or simply seeking a peaceful country retreat, this property has it all.

Don't miss your chance to secure this superb farmland – it's a rare gem that won't stay on the market for long. Contact us today to schedule a viewing and explore the endless possibilities that await you.