

# 6 Pandanus Circuit, Bolwarra, NSW 2320

LANE CAMPOS

## House For Sale

Tuesday, 13 February 2024

6 Pandanus Circuit, Bolwarra, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 609 m2

Type: House



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**\$795,000 - \$870,000**

This near new residence offers the perfect balance of space, style and peaceful living. Located within the newly established 'HunterGlen' estate, on a super quiet street, step into this contemporary home with oh so much on display. With multiple living areas, an exceptional outdoor entertaining space with ceiling fan, and an array of impressive features, this property is sure to captivate your heart. Light filled and spacious, surrounded by green vistas, this is the family home to suit those with discerning taste. Highlights:--? Approx. 609.4m<sup>2</sup> corner block--? Main bedroom with ensuite and walk-in robe--? Split system air conditioning and ceiling fans--? Open plan living--? Modern kitchen with gas cooking, quality appliances and large walk-in pantry--? Separate media room --? Spacious family bathroom with bathtub--? Low-maintenance garden - fully fenced rear yard perfect for children and pets--? Double garage with remote entry and internal access Here and there:--? School catchment - Bolwarra Public School - 18min walk (1.3km), Maitland High School - 9min drive (8km)--? Bolwarra Tennis Courts and Oval - 14min walk (1km)--? Maitland CBD - 7min drive (4.6km)--? Lorn café and retail strip - 5min drive (4km)--? Maitland Regional Art Gallery - 11min drive (6.4km)--? Morpeth cafes and antique shopping - 10min drive (8.8km)--? Stockland Green Hills - 12min drive (9.1km)--? Maitland train station - 9min drive (5.9km)--? Maitland Hospital - 12min drive (9.1km)--? Approx. weekly rental return - in the vicinity of \$650--? Approx. council rates per quarter - \$660--? Approx. water rates per third - \$300 (not incl. usage) For more information, please contact Dave or Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.