

7 Julianne Close, Bolwarra Heights, NSW 2320

House For Sale

Friday, 17 May 2024

7 Julianne Close, Bolwarra Heights, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 913 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- A cleverly designed home, set within spacious landscaped gardens.- Three generous living areas, including a formal lounge, games room and open plan living area.- A spacious kitchen with 20mm Caesarstone benchtops, a tiled splashback, plenty of bench and cupboard space, a Simpson Evolution oven with a 4 burner gas stove and range hood, and a Bosch dishwasher.- Five generous bedrooms, all carpeted, three with built-in robes and ceiling fans and the master with a generous walk-in robe and ensuite. - Stylish family bathroom and ensuite, both with 20mm benchtops and under mount basins, the main bathroom with a built-in bath.- A brand new Fujitsu split system air con in the lounge room and gas hot water.- Tiles and carpet, vertical blinds and brand new plantation shutters.- A beautiful paved entertaining area with landscaped gardens and a sweeping path leading to an undercover BBQ area.- Double attached garage with internal access, dual side access to a concrete pad, plus a garden shed.- Updated electricals throughout, security screen on the front door and fully insulated.

Outgoings: Council rates: \$2,428 approx. per annum
Water rates: \$811.98 approx. per annum
Rental Return: \$760 approx. per week

Nestled in the heart of the family friendly Bolwarra Heights, this beautiful property presents a lifestyle of comfort and convenience on a gorgeous block of land, with room for the whole family to spread out and relax. Experience the best of both worlds in Bolwarra Heights, a sought-after suburb known for its serene surroundings. This prime position is just a stone's throw from quality schools, lush parks, and ample green space, providing a perfect setting for family living. With the Green Hills Shopping Centre and the new Maitland Hospital within easy reach, you're perfectly positioned for both leisure and convenience. As you arrive, the large driveway leading to a double garage with internal access sets a grand tone. The front yard boasts meticulously maintained green grass and beautifully landscaped gardens, complemented by a tiled roof and rendered facade. From here you can enjoy the elevated views on offer, right from your front yard. Step inside and you will find a home that radiates warmth and style. The interiors are a blend of sleek tiles and soft carpet, with light filtering beautifully through vertical blinds and new plantation shutters. The walls are painted in soothing neutral tones, creating a canvas ready for your personal touch. There are ample spaces to relax in this cleverly designed home, with a lounge, home office, games room and open plan living area. The expansive formal lounge, with its large windows, bathes the space in natural light, offering ample room to entertain guests or unwind with family. The generous dimensions ensure that it remains a versatile space, adaptable to any occasion. The dedicated home office space can be found towards the back of the home, and promises productivity and tranquillity, with a large window looking out into the yard. Being right near the family bedrooms, this room could just as easily be used as an extra bedroom. At the heart of the home, the open-plan living and dining area features a gas bayonet and ceiling fan for comfort year-round. Flooded with sunlight, this welcoming space connects seamlessly to the outdoors through large windows and sliding glass doors, enhancing both the light and the indoor-outdoor flow. Nearby, the games room, equipped with a new ceiling fan is perfect for relaxation and recreation, providing a cool retreat on warm days. The kitchen is a chef's delight with 20mm Caesarstone benchtops, a tiled splashback, and an abundance of storage. It's equipped with a Simpson Evolution oven, a four-burner gas stove, and a recently updated Bosch dishwasher, making meal preparation both easy and enjoyable. This expansive home offers five well appointed bedrooms, each designed with comfort in mind. The master suite, privately situated at the front, includes a ceiling fan, a walk-in robe and an ensuite adorned with marble-look tiles, a 20mm benchtop and an under mount basin. The additional bedrooms, positioned towards the back, provide peaceful retreats for family or guests. The rooms are all generously sized, with carpet, three with ceiling fans and three with built-in robes. The main bathroom mirrors the sophistication of the ensuite, with a built-in bath, a separate shower, and a vanity with a 20mm benchtop and under mount basin. Enjoy the convenience of gas hot water, a brand new Fujitsu split system air conditioner in the lounge, updated electrical systems, and full insulation throughout the home, making it energy-efficient and secure with a screened front door. The paved outdoor area, with its picturesque path leading to a covered entertainment space, invites alfresco dining amidst the beautifully landscaped gardens. A grassed area with a garden shed adds utility, while lemonade and lime trees, alongside frangipani, enhance the serenity of this gorgeous backyard. The double garage provides secure parking and easy access inside, complemented by additional gated side access for more vehicles or storage needs. This beautiful home offers an unparalleled opportunity to own a stunning home in a coveted location, blending functionality with contemporary appeal. 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; - A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 15 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- 10 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.