

7 Tocal Road, Bolwarra Heights, NSW 2320

House For Sale

Wednesday, 20 March 2024

7 Tocal Road, Bolwarra Heights, NSW 2320

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Type: House



James Hannah
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PRD Preview

Built to a high standard and approx. 50-60 years old. This very stylish property is located on a substantial block with side access and almost level. Being set well back from the road, sweeping circular drive, tastefully landscaped grounds, mature European trees and picket fence the street presence is very appealing with loads of charm and character. Just 10 minutes from Maitland CBD, and 45 minutes to Newcastle CBD, the location and access is terrific. Additionally, strategically situated on four titles of land, there is excellent development potential STCA. The front terrace is sandstone flagged and large glass area windows and doors allow the outside to meld with the bright interiors beautifully. The interior of the residence oozes quality with polished floorboards, high ceilings with ornate cornice, open fireplaces, near new ducted air and very spacious rooms throughout. Three generous bedrooms, main with ensuite and walk in robe. A beautifully appointed main bathroom is tasteful and continues the quality of the original inclusions. The formal lounge has large windows overlooking the front garden whilst the informal living area adjoins the rear covered verandah which enjoys an easterly outlook and views over the freeform concrete pool and gardens. A solid timber kitchen has been updated with glass splash back, gas cooktop and louvre windows and is open plan to the dining room and informal living. A versatile rumpus room could be converted to bedroom 4 if required. Further improvements of 3 car garaging and workshop with guest/office rooms and carport. The tennis court could be brought back to usable condition, or removed to give extra yard space or realise the terrific future potential of this block. PRD Hunter Valley is honored to be appointed the marketing agents for this home, please contact James Hannah on 0400 301 349 today to arrange your private inspection. Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRDnationwide Hunter Valley does not warrant, represent, or guarantee the accuracy, adequacy, or completeness of the information. PRDnationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.