

49 Lang Drive, Bolwarra Heights, NSW 2320



Acreage For Sale

Monday, 8 July 2024

49 Lang Drive, Bolwarra Heights, NSW 2320

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 4 m2

Type: Acreage



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Contact Agent

Located in the Popular suburb of Bolwarra Heights this 11-acre property is perfect for those wanting to be close to amenities without giving up space for the family to grow or room for a horse or two. Set back from the road with a gravel driveway and 365m roadside frontage, "Amberdale" has picturesque farmland views, flowering gardens, leafy trees, space for cattle or horses & is zoned as Large Lot Residential which STCA can be subdivided. The home built originally in 1977, is a spacious, well built, brick country home that features 4 bedrooms, an office, 2 bathrooms with an additional granny flat or second accommodation. The heart of the home is the kitchen which was renovated in 2021 and features a generous waterfall breakfast bench – great for entertaining, 900mm electric cooktop & dual ovens, dishwasher & plenty of cupboards and draws for storage. The home has been freshened up with new tiled flooring, has been internally repainted, has had the ensuite also renovated, and ducted air-conditioning added to parts of the home. Separate to the living and kitchen area, there is a formal dining & lounge room with plenty of natural light from the oversized windows which overlook the gardens. Off the living area there is a small, fenced verandah – ideal for those with smaller dogs who just need a little outdoor space. For the cooler months, enjoy lounging around the woodfire. The original owners invested in excellent insulation keeping the home tranquil, cosy and quiet. The main bathroom while in original condition is generous in size and is a great space to renovate to your liking. Featuring a shower, bath & separate toilet. The master bedroom has beautiful views to the gardens and farmland, plenty of natural light and features a large walk in robe, separate office & renovated ensuite. All bedrooms are generous in size, are carpeted, with the second & third bedrooms having their own door out to the garden area as well as walk in robes. There is an internal laundry & storage room with external access as well as an outdoor paved area perfect for entertaining. The granny flat is off the garage with a spacious room big enough to have as a living room, dining & bedroom along with the third bathroom. This space is single level, connected by a breezeway, has plantation shutters and is great for those with a mother/father or teenager who likes their own space. Why not enjoy as a gym/games room? An exciting addition to the property is the gorgeous St Andrews Church Hall erected in 1880 at the High St Largs site and later relocated to its current position on the hill. What you would make of the 120-year hall is only limited by your imagination. Yoga Studio? Air BNB? Art Studio? The choice is yours. Externally there is a double garage with remote door, an inground swimming pool which does require some work due to the age & a single garden carport. The property has a 2 fenced paddocks for your 4 legged friends, a huge dam off to the front corner, septic transpiration area, town water, a greenhouse for your shaded plants, fruit trees and is truly an acreage to enjoy. Currently tenanted at \$800 per week with council rates of approximately \$5900 annually, Live the acreage lifestyle only 12 minutes from Maitlands vibrant CDB & Greenhills Busy Shopping Centre. The Maitland Hospital is only 16 minutes' drive & while the popular Bushrangers Bar & Brasserie in Largs is only minutes from the property. Maitland Public hospital is 16 minutes away and schooling is at your fingertips with all local Maitland, Bolwarra & Largs Schooling close by. Distance to Newcastle is 42 minutes while Sydney is only a 2hr drive away. Inspection is by appointment only.