

10 Tocal Road, Bolwarra Heights, NSW 2320

House For Sale

Saturday, 29 June 2024

10 Tocal Road, Bolwarra Heights, NSW 2320

Bedrooms: 4

Bathrooms: 3

Parkings: 7

Area: 4028 m2

Type: House



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\$1,350,000

Nestled in the serene suburb of Bolwarra Heights, this exceptional Colin Law built four bedroom property offers a blend of comfort, luxury, and practicality. As you step onto the expansive grounds, you are greeted by long established leafy gardens that lead you down a circular driveway towards a stunning pool area, perfect for relaxation and gatherings. The luxury of a bygone era abounds in this 1975 build with a plethora of cedar clad walls, custom storage and cathedral ceilings. However, the finishes have been sympathetically modernised with quality floor coverings, paintwork and drapes. The heart of the home is elevated in a split-level design that is adorned with natural light streaming through large windows; the elevated position making the best use of views native tree canopy and farmland beyond views. A dedicated study or work from home space will be one of the things you love the most and highlights the beautiful synergy between beauty and functionality everywhere you look. The quality kitchen has been recently updated and boasts sleek marble-look engineered benches with a waterfall edge, premium appliances, a breakfast bar and ample storage. A dedicated adjacent dining area caters to both everyday meals and entertaining guests. Each of the four bedrooms is generously proportioned and offers privacy and comfort but the master suite is a true retreat. Privacy is key with it's own stairs leading to a separate wing, the cathedral ceilings really accentuate size of the room and natural light flooding through the expansive wall of windows. Complete with direct access to the upstairs veranda, a vast walk-in wardrobe with custom cabinetry including a built-in dressing table and an ensuite bathroom. The remaining mid-floor bedrooms are ideal for family members or guests, each with built-in wardrobes and easy access to a well-appointed main bathroom. If you are seeking a home that suits a multigenerational family, this is one to pop on the list with a lower-level design that would accommodate self-contained living with little modification. A second living area here helps contain any noise from the main living spaces and a fourth bedroom, large laundry (big enough to add a bathroom if required), store-room and wine cellar complete the floor. Outside, the entertainment options abound with a dedicated full outdoor kitchen and BBQ area conveniently overlooking the poolside. This space is perfect for hosting gatherings or simply enjoying alfresco dining on warm summer evenings as it is fully screened to protect you from pesky bugs. This is a space the family are going to spend a lot of time enjoying come Summer. Every home needs a shed and this one will not disappoint. With ample storage for tools, equipment, or an additional recreational space it caters to hobbyists or those needing extra room. You can bring all the toys with you here with a double garage attached to the house with an extra shower and WC then a vast Colourbond shed at the rear of the home. A number of concrete parking pads ideal for boats or caravans are complimented by an additional height double length carport for undercover storage and the triple garage and roller doors here offer additional height. Located in Bolwarra Heights, known for its peaceful atmosphere and family-friendly community, this property offers the ideal blend of luxury and functionality. With its inviting pool, spacious interiors, and outdoor amenities, this home presents a rare opportunity to enjoy a lifestyle of comfort and convenience in a sought-after location. This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your private inspection. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. First National Real Estate - We Put You First