

# 16 Capital Terrace, Bolwarra Heights, NSW 2320

## House For Sale

Monday, 1 July 2024

16 Capital Terrace, Bolwarra Heights, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1001 m2

Type: House



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## PROPERTY PREVIEW

Return yourself to a golden era of character warmth and charm with this beautiful architecturally designed, heritage inspired residence. This lovely home brings you the old-world charm and craftsmanship you have always longed for without the renovation and modernisation costs associated with buying a 100-year-old home. This home has been master built and completed to the highest level of luxury offering all the comforts of modern living that original old period homes don't have including an in-ground irrigation system and solar. Situated on a large 1,001 sqm parcel of land in the exclusive Hunterglenn Estate, you are surrounded by some of the most prestigious and expensive real estate in the entire Hunter Region. Enjoy being only minutes from Maitland CBD, the New Maitland Hospital, Greenhills Shopping Centre, Lorn Village, sought after schooling and so much more including Hunter Vineyards, Barrington Tops National Park and still only 35 mins to the Newcastle Airport, Nelson Bay and Newcastle's fabulous beaches. Arriving at the home you are greeted with a grand façade, beautifully landscaped grounds, mature shade trees and stunning views across the mountains and Valley from your wide wrap-around front veranda. There is even gated side access to a full concrete driveway leading you up to a separate oversized double garage. In keeping with the period design of the home, all exterior windows and doors are custom-made from cedar. Making your way inside the home you will be taken back to the golden era with soaring ceilings, wide skirting, ornate cornice work and ceiling roses, spotted gum hardwood timber floors throughout. Leading off the wide main hallway are 4 large king-size bedrooms each with heritage fireplaces, built-in robes and beautiful French doors opening onto the wrap-around veranda. These rooms share a stunning heritage style main bathroom along with two extra powder rooms for guests. Your master bedroom also has its own private ensuite. There is even a 5th bedroom featuring the same level of luxury at the rear of the home. Continuing down your wide main hallway, to the left is an elegant formal dining room and to the right, a stunning formal lounge room, both also featuring heritage fireplaces and French doors opening onto the verandas. These rooms lead up to a stunning kitchen and dining with French doors opening onto the rear entertaining area. Your kitchen is amazing and still in keeping with the period style, showcasing custom-designed cabinetry, soft close drawers, integrated fridge, freezer and dishwasher, premium stone benchtops, an abundance of cupboard space, large pantry and Double Falcon ovens with natural gas cooktop which will blow you away. Adjacent to this area is another large informal theatre room with the same level of luxury seen throughout. Packed with luxury features throughout this home also includes ducted a/c to the whole home for year-round comfort, new downlights in the kitchen, dining and rumpus room, a water filtration system to the whole property, a large solar system on the roof, a new energy efficient heat pump electric hot water system, and a handy Tesla battery. Fireplaces in formal living areas are all connected to natural gas. Connecting your indoor/outdoor living is a spacious alfresco area with a pitched roof for an abundance of natural light. This all overlooks a good size yard for the kids and pets to play along with manicured lawns and gardens creating a tranquil paradise. A beautiful staircase will lead you up to the sparkling in-ground pool and stunning views across the valley and distant mountain ranges. This home captures all the things that you love about Heritage and period homes without the maintenance and with all the modern comforts that you love. Don't miss out on this once in a lifetime opportunity, contact your team at Clarke and Co today for your next inspection. Outgoings: Council rates: \$2,568 approx. per annum Water rates: \$811.98 approx. per annum Rental Return: \$900 approx. per week Why you'll love where you live:- 9 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- 13 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- Located just 14 minutes from 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. 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