

**177A Bolwarra Park Drive, Bolwarra Heights, NSW,**



**2320**

**House For Sale**

Wednesday, 7 August 2024

177A Bolwarra Park Drive, Bolwarra Heights, NSW, 2320

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 8**

**Type: House**

## Built for Excellence: Premium Bolwarra Heights Home with Cutting-Edge Design and Unmatched Durability

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### The Agent Loves

"The impressive and highly detailed construction of this property is incredibly apparent. The home was extremely well thought out and the design has been carefully considered for large families and the future."

### The Location

Nestled on one of Bolwarra Heights' largest and most sought-after lifestyle lots, this address offers a serene retreat amidst generous space and privacy while still enjoying modern conveniences. Just a stone's throw away, you'll find the renowned Bolwarra Primary School, a variety of local and major shopping centers, medical facilities, dining establishments, and recreational venues—all easily accessible to cater to your everyday needs. The scenic vistas and the friendly, welcoming community further enrich this idyllic setting.

### Distances:

Maitland: 8 minutes (6.2 km)

Stockland Green Hills: 13 minutes (10.6 km)

Newcastle: 44 minutes (39.4 km)

### The Snapshot

Welcome to 177A Bolwarra Park Drive, where elegance and modern luxury converge. This architectural marvel, a unique fusion of American Craftsman and European design elements, is tailored for families and multigenerational living. Featuring five bedrooms and versatile living and entertaining spaces, this home includes a lower level that can effortlessly transform into a self-contained unit—complete with provisions for a future kitchen—ideal for accommodating guests, extended family, or teenagers seeking independence. The thoughtful design and high-quality craftsmanship ensure that this residence seamlessly integrates with its picturesque surroundings.

### The Home

Completed in 2021, this custom-designed residence stands out with its distinctive combination of American Craftsman and European influences, setting a high standard for luxurious living. The striking facade and meticulously landscaped gardens create an inviting entrance, reflecting the elegance found within.

The home is built with a hybrid frame, featuring robust 90mm treated timber frames at 450mm centers, steel floor purlins, and steel roof trusses. This advanced construction ensures exceptional durability and stability. Adjustable steel screw piers are fitted to all piers of the home, providing a stable foundation and eliminating the need for costly repierings in the future.

The upper storey boasts an open-plan layout, highlighted by a spacious kitchen, dining, and lounge area with striking raked ceilings that vary from 2.8m to 3.8m. Skylights flood the space with natural light, while pre-wired Jensen speakers provide superb acoustics. The kitchen is a culinary haven, featuring shaker-style cabinetry, elegant Caesarstone benchtops with pop-up power points, and a generous 3m island. The adjacent walk-in butler's pantry, which cleverly doubles as a laundry with a private clothesline, offers practical luxury. Additionally, a dedicated cinema room with plush carpeting awaits your movie nights, ensuring ultimate comfort and relaxation.

The seamless transition from indoor to outdoor living is one of the home's highlights. Glass sliding doors open to an exquisite alfresco area, complete with timber decking and a fully equipped outdoor kitchen with a rangehood. The breathtaking river views create a perfect backdrop for entertaining guests or enjoying tranquil evenings under the stars. The expansive backyard includes a dedicated fire pit area, featuring a large fire basket, perfect for entertaining guests or enjoying cozy evenings around the fire.

Inside, the residence features five generously proportioned bedrooms, each outfitted with stone-topped laminate flooring and built-in wardrobes. The master suite is a private sanctuary, offering picturesque river views from its own retreat deck, abundant natural light, and a designer walk-in wardrobe. Both the main bathroom and ensuite are elegantly appointed, featuring freestanding clawfoot baths, spacious showers, double-sized vanities, and a separate powder room in the main bathroom.

The home is equipped with ducted air conditioning throughout, managed by an iZone smart controller for optimal comfort. The system includes WIFI and automation features, allowing for seamless control of the indoor climate from your smartphone or other smart devices.

Additionally, the home features two smart solar motorized roof vents, designed to extract humidity and/or heat from the roof void. These units utilize advanced heat and moisture monitoring technology, effectively extracting excess heat during summer while retaining warmth in winter, and removing moisture when present to maintain a comfortable and healthy indoor environment.

The property includes a large network drainage system designed to efficiently carry stormwater away from the home, ensuring long-term protection and maintenance of the property.

The lower level offers exceptional versatility, with provisions made for a future kitchen, alongside a bathroom and durable epoxy flooring. This level also includes internal access to a triple-car garage and workshop, providing ample space for vehicles, storage, and hobbies. Additionally, there is a large tool and equipment storage space under the house, currently housing the water tank, AC compressor unit, and solar inverters. There is also a sizable rough storage area under the floor, featuring a full drainage system and shotcreted walls for durability.

For future convenience, the home is designed to accommodate a lift, which can be installed in a dedicated space, connecting the upstairs storage room directly to the lower-level hallway. The home also comes with a builder's warranty valid until 2027, offering peace of mind for years to come.

SMS 177ABol to 0428 166 755 for a link to the online property brochure.