

# 40A Highland Way, Bolwarra Heights, NSW 2320



## House For Sale

Monday, 8 July 2024

40A Highland Way, Bolwarra Heights, NSW 2320

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 555 m2**

**Type: House**



Aimee Burns  
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**\$849,000**

Just a stone's throw from local conveniences, this family-friendly home is perfect for those seeking a prime location or a smart addition to their property portfolio. With captivating street appeal, the home's aesthetic charm continues inside, setting a high standard throughout. Balancing timeless sophistication with modern ease, this residence offers luxurious living in a popular locale. Its generous layout focuses on separate living spaces that extend to an external alfresco area—ideal for entertaining and enjoying long lunches in the sun while children play in the secured yard. The spacious master suite is positioned near the front of the home, featuring a walk-in robe and ensuite making the perfect parents retreat. Three additional bedrooms, all generously sized with built-in robes, are strategically placed to create a seamless floorplan. The remaining three bedrooms are located towards the rear of the home, close to the spacious main bathroom, ensuring convenience and privacy for the whole family. Combining formal and informal living spaces within an open-plan design, the home boasts a spacious lounge at the front, providing a welcoming and comfortable retreat. The kitchen, with island bench, and quality appliances, overlooks the dining area and flows through to the rumpus room, making it perfect for family gatherings and large-scale catering. Its neutral tones and contemporary style, coupled with ample storage and a functional layout, make the kitchen a true centrepiece. Additional features include an internal laundry for added convenience, ceiling fans for comfort and ambiance, plantation shutters for a touch of elegance, and split system air conditioning for year-round comfort. Sitting on a 555sqm parcel, the appealing yet low-maintenance landscapes provide an ideal oasis for families of all sizes, complete with a fire pit and vegetable garden. Don't miss this opportunity to own a home that perfectly blends style, comfort, and practicality in a prime location. Disclaimer: The information herein is collected from sources we trust to be dependable. However, we cannot guarantee its accuracy, so it is advisable for interested persons to rely on their own enquiries.