

**69 Radiant Avenue, Bolwarra Heights, NSW 2320**



**House For Sale**

Tuesday, 2 July 2024

69 Radiant Avenue, Bolwarra Heights, NSW 2320

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 935 m2**

**Type: House**



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## \$1,000,000 - \$1,100,000

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**The Agent Loves**"This freshly painted family-friendly residence with new carpet features modern trends throughout, giving all the benefits of a brand-new home without having to go through a build."

**The Location**Nestled in the idyllic Bolwarra Heights, this address is a peaceful retreat that offers all the modern conveniences a growing family craves. Within close proximity, you'll discover schools, shops, sporting facilities, and recreational areas, providing convenient access to all your daily necessities. Scenic views and a friendly community ensure a life of comfort and connection in this picturesque setting.

**Maitland** – 8 mins (6.2 km)  
**Stockland Green Hills** – 13 mins (10.6 km)  
**Newcastle** – 44 mins (39.4 km)

**The Snapshot**Welcome to 69 Radiant Avenue, a striking contemporary home, custom designed for family and flair. This impressive residence features five bedrooms and multiple living areas with quality details for beauty and functionality. Perfect for a growing family, it offers expansive spaces to create lasting memories together. Nestled in a peaceful yet well-connected neighbourhood, this home sits at the heart of a thriving community, ensuring you're never far from local conveniences. This is the home to elevate your daily lifestyle.

**The Home**Welcome to your new family haven that combines timeless appeal with contemporary details, set amidst beautifully established gardens and lawns that invite daily relaxation and outdoor enjoyment. Stepping inside, an impressive entry boasts a soaring 3-metre-high ceiling that sets the tone for the rest of the home. The commitment to quality is evident in every detail, from the thoughtful design to the high-end finishes.

The residence features multiple areas for living and entertaining, indoors and out. The separate living room, complete with built-in cabinetry and a cosy double-sided gas fireplace, offers a quiet retreat. The open-plan kitchen, dining, and lounge area is where style meets functionality. The kitchen features soft-closing cabinetry, a walk-in pantry, stylish subway tile splashback, elegant pendant lighting, and a breakfast bar that encourages family gatherings and casual dining. This hub features a double-sided gas fireplace, and opens through glass sliding doors to the alfresco area, blending indoor and outdoor living.

Outside, the tiled undercover entertaining area extends into an open-air timber decking, framed by a retaining wall with manicured hedging. This terraced outdoor space includes a lush lawn above the deck, offering a green canvas for further personalisation and more space for family activities.

The home generously provides five bedrooms, each with carpet, ceiling fans, and built-in robes. The master suite is a true retreat, featuring floating timber bedside shelves with pendant lighting, a separate study area perfect for a home office, and a luxurious ensuite. The family bathroom is equally impressive, equipped with a shower, built-in bath, vanity with storage, and a separate powder room.

Additional features include an internal laundry with external access, a Daikin ducted air-conditioning system, a rainwater tank servicing the garden, laundry, and toilets, and an instantaneous gas hot water system. The property also offers gated side access on both sides, a garden shed, and a double-car garage with internal access.

Located in a prime position within a vibrant community, 69 Radiant Avenue is a dream move-in-ready home that promises a lifestyle of comfort, convenience, and understated luxury. SMS 69Rad to 0428 166 755 for a link to the online property brochure.