

7 Riverside Street, Bolwarra, NSW, 2320

House For Sale

Sunday, 8 September 2024

7 Riverside Street, Bolwarra, NSW, 2320

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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YOUR NEW DREAM FAMILY HOME AWAITS!

Property Highlights:

- Beautifully presented 2019 built home set in an ideal location.
- Large open plan living and dining area with direct access to the yard.
- Three bedrooms, two with built-in robes, the master with a walk-in.
- Pristine kitchen featuring 20mm Caesarstone benchtops, soft close cabinetry, a breakfast bar, a dual sink, a built-in pantry, a window splashback, gas cooking, plus quality Fisher & Paykel appliances.
- Ensuite and main bathroom featuring floor to ceiling tiles, floating vanities, soft close cabinetry, showers with built-in recesses, a built-in bath to the main, plus a powder room.
- Premium laminate flooring and carpets, LED downlights, plus a neutral paint palette throughout.
- Daikin 4 zone ducted air conditioning, ceiling fans, plus a gas point.
- Gas hot water, plus NBN fibre to the premises.
- Covered alfresco area with LED downlights, outdoor power access, and non-slip tiles.
- Fully fenced backyard with dual side access and a 5110L water storage tank.
- Attached double garage with internal access and epoxy flooring.

Outgoings:

Council Rates: \$2,260 approx. per annum

Water Rates: \$818.67 approx. per annum

Rental Return: \$670 approx. per week

Offering a light filled floor plan and luxurious features throughout, we introduce 7 Riverside Street Bolwarra to the market, an impeccably presented 2019 built home that offers space, style and convenience in equal measure.

Bolwarra is a lovely suburb with a semi rural vibe, whilst still enjoying easy connection to all the conveniences of city living you could desire. Green Hills Shopping Centre is within a short drive, as is Maitland's heritage CBD, and the lovely township of Morpeth, perfect for your coffee catch-ups with friends.

Built with a contemporary mix of brick, Weatherboard and a Colorbond roof and framed by a landscaped front yard, this home offers plenty of curb appeal. Add to this a driveway that leads to the attached double car garage that provides internal access to the home.

Step inside to find stylish laminate flooring, LED downlights, a neutral paint palette, and a wall niche in the hallway, perfect for displaying your favourite artwork.

Three bedrooms are on offer, with the impressive master suite set at the entrance to the home. Here you will find large windows, sheer curtains and plantation shutters, a ceiling fan and two pendant lights by the bedside. There is a walk-in robe in place, along with an ensuite that features floor to ceiling tiles, a floating vanity with soft close cabinetry and a large shower with a built-in recess.

An additional two generously sized bedrooms are located further into the home, both featuring mirrored built-in robes and one with a ceiling fan, with all bedrooms enjoying the luxurious feel of premium carpet underfoot.

The stylishly presented family bathroom services these rooms, boasting gleaming floor to ceiling tiles, a floating vanity with soft close cabinetry, a built-in bathtub and a shower with a built-in recess. A separate powder room offers additional convenience for all.

At the heart of the home is the light filled open plan living, dining and kitchen area, with a gas point and ceiling fan, complimenting the 4 zone Daikin ducted air conditioning found throughout the home.

The pristine kitchen seamlessly blends with the open plan design, boasting 20mm Caesarstone benchtops, soft close cabinetry, a built-in pantry and a dual sink. There is a breakfast bar for your casual dining, a striking window splashback and stylish pendant lighting. Completing this home chef's dream are high end Fisher & Paykel appliances including a dishwasher, an oven, plus a 4 burner gas cooktop with a range hood overhead.

Step outside to find a lovely covered alfresco area complete with non-slip tiles, LED downlights and outdoor power access, delivering the ideal space for your family BBQs and entertaining guests.

The fully fenced yard includes dual gated side access, landscaped gardens, a lush grassed lawn, an established lemon tree, plus a 5110L water storage tank to keep the grounds thriving.

An immaculately presented home of this standing, set in such a highly sought location is sure to draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;

- 10 minutes to Maitland CBD and the Levee riverside precinct with a range of bars and restaurants to enjoy.
- Less than 10 minutes to the charming village of Lorn with boutique shopping and fine food providers to discover.
- A short drive to Morpeth, a lovely village brimming with galleries, restaurants and coffee that draws a crowd.
- Located just 15 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options within easy reach.
- 50 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:

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