

## Table of Contents

- | [Property Details](#)
- | [Location](#)
- | [Floorplan](#)
- | [Inclusions](#)
- | [Comparable Sales](#)
- | [Relevant Documents](#)
- | [About Bolwarra](#)
- | [Contact the Agent](#)
- | [Disclaimer](#)

## Property Details



**34 Maitland Road, Bolwarra**

**OPEN HOUSE FOR JULY 26TH CANCELLED**

3  2  2  **\$945,000**

Air Conditioning

Reverse Cycle Air Condition  
ing

Remote Garage

Secure Parking

Balcony

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Broadband Internet

Built In Robes

Dishwasher

Welcome to your dream home in the heart of Bolwarra. This beautifully renovated 3-bedroom house is a true gem, offering modern elegance and a convenient split-level floorplan that's ready for you to move in and make it your own.

The cleverly designed floorplan offers the perfect blend of functionality and style. The middle level houses three spacious bedrooms, providing privacy and tranquility for you and your family. With ample closet space and natural light, these bedrooms are true sanctuaries.

Step into a world of relaxation with completely renovated bathrooms. The main bathroom and ensuite have been tastefully updated, featuring stunning patterned feature tiles on the floors. Every detail has been carefully selected to create a spa-like ambiance, making your daily routine feel like a retreat.

Ascend to the upper level, where you'll discover an open-concept kitchen, living, and dining area. This inviting space is perfect for entertaining friends and family, and it's flooded with natural

light from the soaring raked ceilings, creating a warm and welcoming atmosphere. The renovated kitchen boasts modern appliances, ample counter space, and sleek cabinetry, making meal preparation a breeze.

If you love spending time outdoors, you'll appreciate the outdoor access from the upper level. Step outside to a private balcony where you can enjoy your morning coffee or savor a meal. The lush greenery surrounding the property adds to the serenity of this delightful haven.

The lower level features a renovated laundry room, adding a layer of practicality to your daily life. With easy access to the garage and the exterior, chores become a breeze, and your home stays tidy and organized effortlessly. An outdoor kitchen also provides great place to prepare meals and entertain guests.

Keep your vehicles safe and sound in the attached garage, providing secure parking and additional storage space for your convenience.

This house has been meticulously renovated throughout, ensuring it is move-in ready for you and your family. Every detail has been considered, from the elegant flooring to the stylish fixtures and finishes.

Nestled in the charming neighborhood of Bolwarra, you'll enjoy the serenity of suburban life while being conveniently close to local schools, shops, and parks. The bustling city of Maitland is just a short drive away, offering a wealth of dining, shopping, and entertainment options.

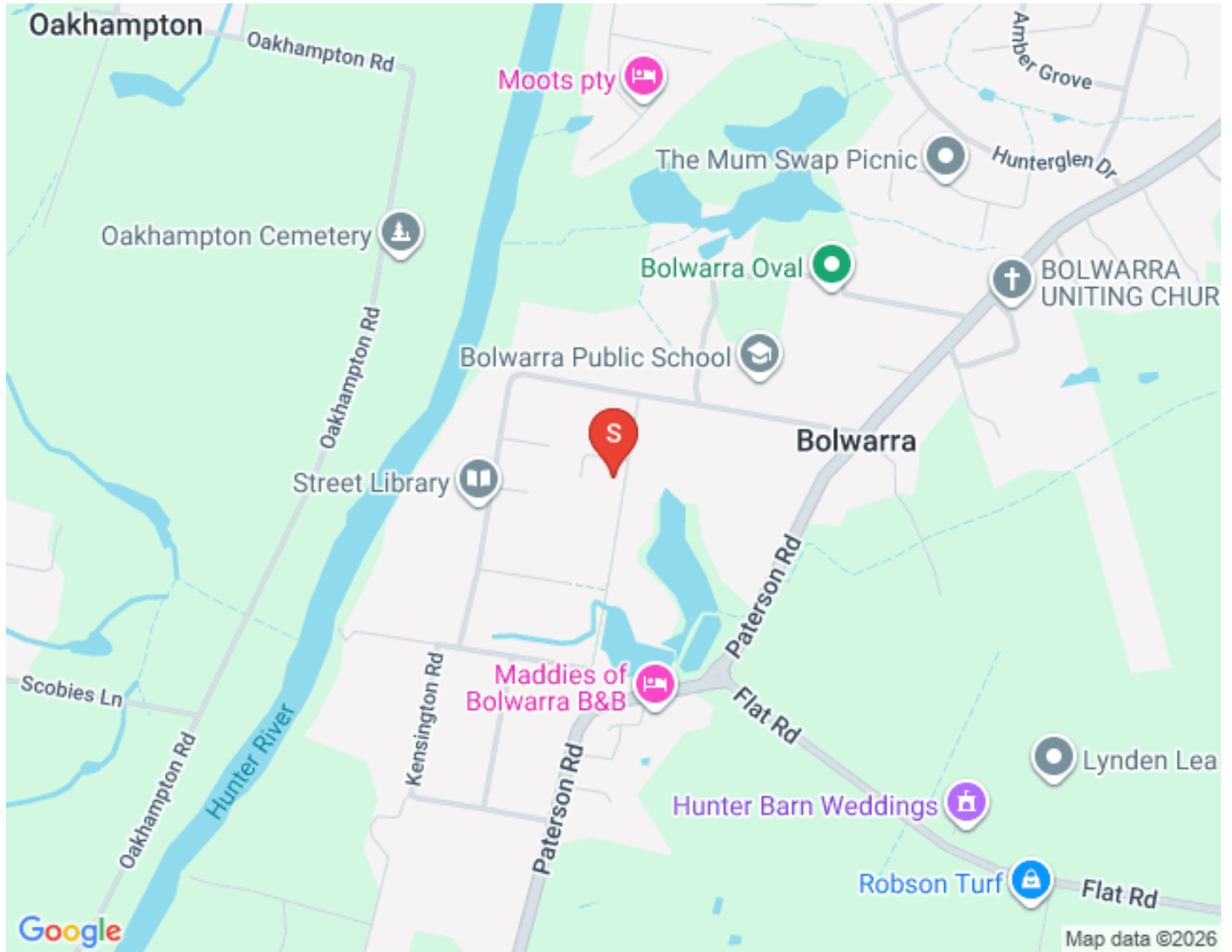
Don't miss this incredible opportunity to own a beautifully renovated 3-bedroom home in Bolwarra. This house is a true testament to quality craftsmanship and modern living.

This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your onsite inspection.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

First National Real Estate Maitland - We Put You First.

## Location



# Floorplan



34 Maitland Rd, Bolwarra

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. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



## Inclusions

### Exterior and Front

#### Front

Crim safe door

Brick facade

Timber entry door

Exterior light

#### Exterior

Side pedestrian gate access

Garden shed

Cloths line

Gas hot water

# Lounge Room

## Lounge room

Raked ceiling

Tv point

Polished timber floors

Three double power points

Sliding door to deck

Ceiling fan

Two tv points

Study nook

Split system A/C

# Kitchen and Dining

## Kitchen

Grey floor tile

Hot water control system

White cabinetry with silver handles

Westinghouse house oven

4 burner gas cook top

Three double power points

Double pantry

Microwave slot

Dishlex dish washer

Internet point

Breakfast bar

Stone bench tops

Roller blinds

## Dining area

Polished timber floors

Gas pint

Tv point

Timber balustrade

Three double power points

Raked ceiling

Glass sliding door

Ceiling fan

Split system A/C



# Master and Ensuite

## Master suite

Plush grey carpet

Roller blinds

White ceiling fan with Led light

Ducted control panel

Walk in robe

Man hole

## Ensuite

Walk in shower

Rainwater shower head

W/C

white vanity

Patterned tile

Floor to ceiling tiles

# Main Bathroom

## Main bath

Grey floor tile

Floor to ceiling tiles

Rainwater shower head

Built in bath

Double power point

White vanity

Glass shower screen

Double towel rail

Towel hooks behind door

Roller blind

# Bedroom 2 and Bedroom 3

## **Bed 2**

Plush grey carpet

Double door sliding robe

1 double power point

White ceiling fan with led light

Roller blind

## **Bed 3**

Plush grey carpet

Double door sliding robe

1 double power point

White ceiling fan with led light

Roller blinds

# Laundry Downstairs

## Laundry

Polished concrete floors

White cabinetry with black handles

Black roller blinds

Timber bench top

Double linen

Washer and dryer slots

External door

Crim safe door

Down stairs W/C

# Back Deck and Garage

## Double garage

Motorised shake grey door

Under house access

Side roller door

## Back deck

Screened in area

Double PowerPoint

Down lights

Feature screening

## Comparable Sales



### 42 BOLWARRA ROAD, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 2 Car  
\$1,000,000  
Sold ons: 15/11/2024  
Days on Market: 61

Land size: 949



### 72 KENSINGTON ROAD, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 1 Car  
\$1,320,000  
Sold ons: 28/08/2024  
Days on Market: 37

Land size: 1150.8



### 104 PATERSON ROAD, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 2 Car  
\$1,210,000  
Sold ons: 31/05/2024  
Days on Market: 102

Land size: 740



### 30A CANNA STREET, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 2 Car  
\$945,000  
Sold ons: 11/11/2024  
Days on Market: 48



### 7 RIDGETOP CLOSE, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

4 Bed | 2 Bath | 2 Car  
\$995,000  
Sold ons: 11/02/2025  
Days on Market: 15

Land size: 1178



**7 RIVERVIEW ROAD, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS**

3 Bed | 1 Bath | 3 Car

Land size: 8131

\$1,030,000

Sold ons: 29/05/2024

Days on Market: 57

Powered by PropTrack



This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptack Pty Ltd (ABN 43 127 386 298).

For state-specific copyright and data disclaimers, see [Copyright and Legal Disclaimers about Property Data](#).

## Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Letter](#)

[Rental CMA Pricing Report](#)

## About Bolwarra

One of the oldest suburbs of the Hunter, Bolwarra or commonly referred to as Old Bolwarra, enjoys an abundance of heritage homes and long standing gardens. Bolwarra became known as a gentlemen's suburb of the district with the building of many fine estates and villas between 1885 and 1926 and to this day offers locals a genteel living experience. Duck into Bolwarra Café and General Store to have a chat and great milkshake or toasted sandwich with Bev and Warren or head over to Maddie's of Bolwarra Restaurant and event centre for coffee in the garden.

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Bolwarra falls on the traditional lands of the Mindaribba people.

## Schools

- Largs Public School
- Bolwarra Public School
- Maitland Grossmann High School
- All Saints Catholic Collage Maitland
- Saint Joseph's Catholic Primary School
- Hunter Valley Grammar School
- Linuwell Steiner School
- Maitland Christian School

# Cafes and Restaurants

- Bolwarra General Store and Cafe
- Maddies of Bolwarra
- Largs Pub
- Muse Kitchen
- Greenhills Restaurant Precinct
- The Coffee Cubby Woodville
- Icky Sticky Patisserie

# Shopping | Activities

- The Levee (Maitland Mall)
- Stockland Greenhills
- Morpeth Villiage
- Maitland Tase Festival
- Steamfest
- Largs Historical Village Walk

## Contact the Agent



### **MICHAEL HAGGARTY**

PRINCIPAL, DIRECTOR | CLASS 1 LICENCED REAL  
ESTATE AGENT

0408 021 921

[mick@fnrem.com.au](mailto:mick@fnrem.com.au)

With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

## Disclaimer

First National David Haggarty a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.