Michael Haggarty
0408 021 921
mick@fnrem.com.au

Table of Contents

- Property Details
- Location
- Floorplan
- Inclusions
- Comparable Sales
- Relevant Documents
- About Bolwarra
- Contact the Agent
- Disclaimer

Michael Haggarty
0408 021 921
mick@fnrem.com.au

Property Details



34 Maitland Road, Bolwarra

OPEN HOUSE FOR JULY 26TH CANCELLED

3 2 2 **$945,000**

Air Conditioning	Reverse Cycle Air Conditioning	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.

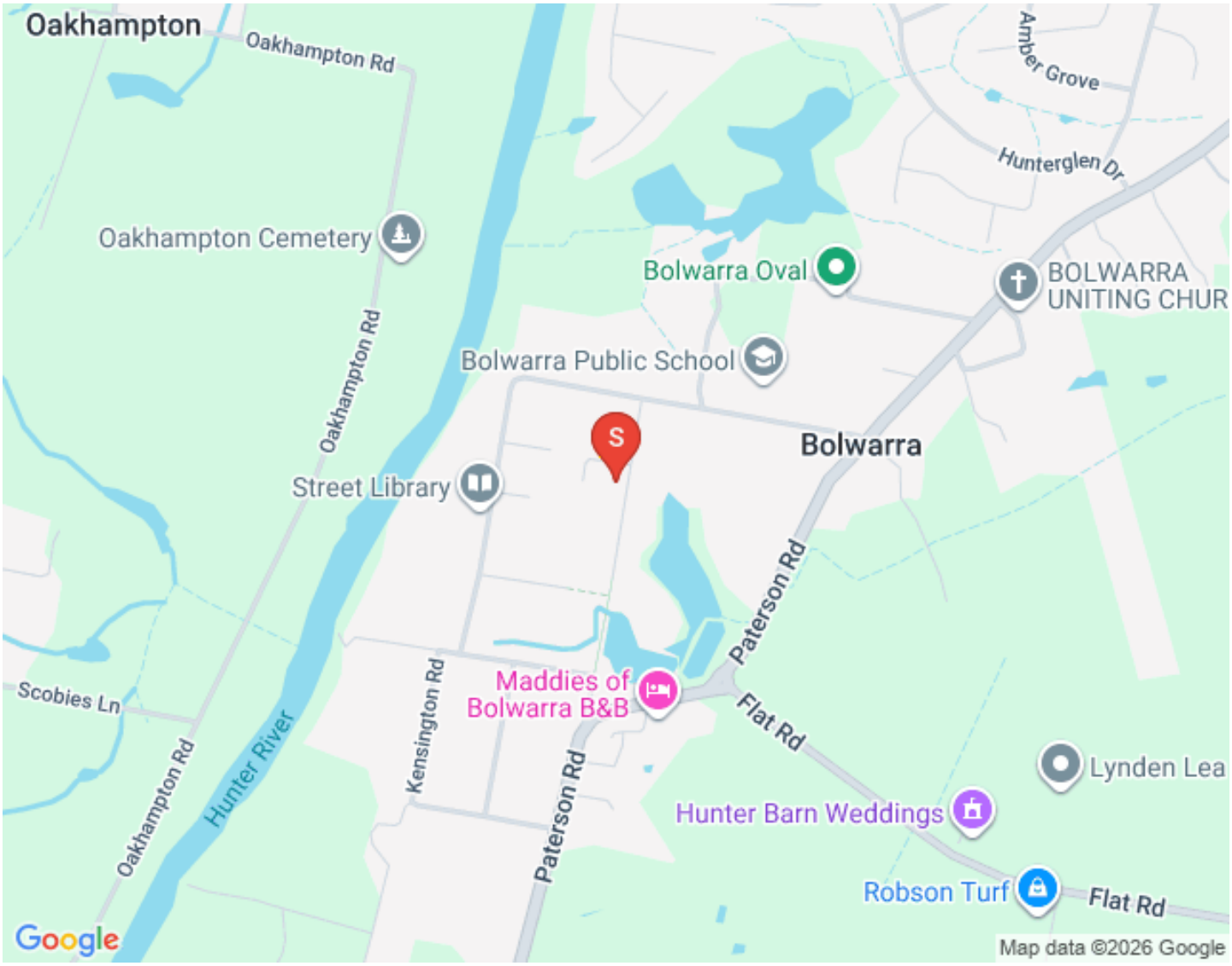
This property is proudly marketed by Mick Haggarty, contact 0408 021 921
for further information or to book your onsite inspection.

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.

Michael Haggarty
0408 021 921
mick@fnrem.com.au

Location



Michael Haggarty
0408 021 921
mick@fnrem.com.au

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.

Michael Haggarty
0408 021 921
mick@fnrem.com.au

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

Michael Haggarty
0408 021 921
mick@fnrem.com.au

Comparable Sales



42 BOLWARRA ROAD, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 2 Car — Land size: 949
$1,000,000
Sold ons: 15/11/2024
Days on Market: 61



72 KENSINGTON ROAD, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 1 Car — Land size: 1150.8
$1,320,000
Sold ons: 28/08/2024
Days on Market: 37



104 PATERSON ROAD, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 2 Car — Land size: 740
$1,210,000
Sold ons: 31/05/2024
Days on Market: 102



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 — Land size: 1178
$995,000
Sold ons: 11/02/2025
Days on Market: 15



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 Proptrack Pty Ltd (ABN 43 127 386 298).

For state-specific copyright and data disclaimers, see Copyright and Legal Disclaimers about Property Data.

Michael Haggarty
0408 021 921
mick@fnrem.com.au

Relevant Documents

Marketing Contract
Make An Offer Form
Rental Letter
Rental CMA Pricing Report

Michael Haggarty
0408 021 921
mick@fnrem.com.au

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 I CLASS 1 LICENCED REAL ESTATE AGENT

0408 021 921

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.

Michael Haggarty
0408 021 921
mick@fnrem.com.au

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.