

Table of Contents

- | [Property Details](#)
- | [Floorplan](#)
- | [Property Inclusions](#)
- | [Relevant Documents](#)
- | [Comparable Sales](#)
- | [Around Bolwarra Heights](#)
- | [About Us](#)
- | [Disclaimer](#)

Property Details



7 Riverview Road, BOLWARRA HEIGHTS

An Abundance of Space and Possibilities

3  1  3  **\$1,090,000**

Shed

Workshop

Built In Robes

Nestled in the serene enclave of Bolwarra Heights, this 3-bedroom brick house offers an exceptional blend of space, convenience, and potential. Situated on just over 2 acres of land, this property presents a rare opportunity to secure a large parcel of land so close to town.

The house itself is a charming blend of modernity and classic appeal. The modern kitchen and tidy bathroom provide contemporary comfort, while the cathedral ceilings with exposed timber beams in the kitchen, living, and dining spaces elevate the rooms, creating a sense of spaciousness and style.

The kitchen is a focal point of the home, featuring modern appliances, ample storage space, and a convenient layout that makes cooking a delight. The living and dining areas flow seamlessly from the kitchen, providing the perfect setting for entertaining guests or relaxing with family. The three bedrooms are spacious and well-appointed, offering comfort and privacy.

Outside, the property offers ample space for outdoor activities and relaxation. The large backyard is perfect for children and pets to play, while the expansive land provides endless opportunities for extra shedding or a pool STCA.

This property is move-in ready, offering immediate comfort and convenience. However, it also presents great scope for renovation and extension, allowing you to tailor the space to suit your

lifestyle and needs. Whether you're looking for a comfortable family home with room to grow, or a property with potential for further renovation, this house offers endless possibilities.

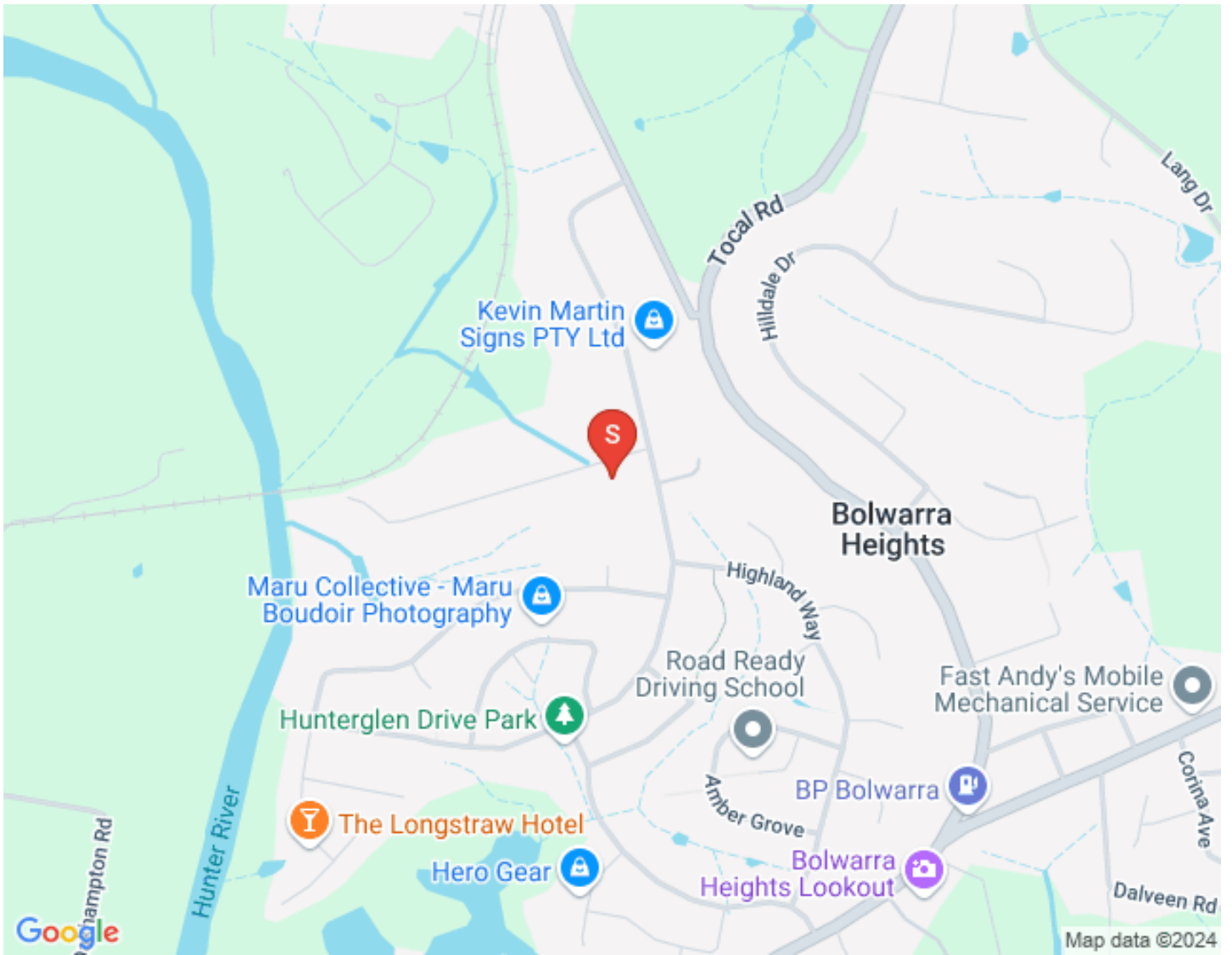
The location is another standout feature of this property. Bolwarra Heights is renowned for its peaceful atmosphere and beautiful natural surroundings. Despite its tranquil setting, the property is just a short drive from the heart of town, offering easy access to shops, schools, and other amenities.

Don't miss this rare opportunity to secure a slice of paradise in Bolwarra Heights.

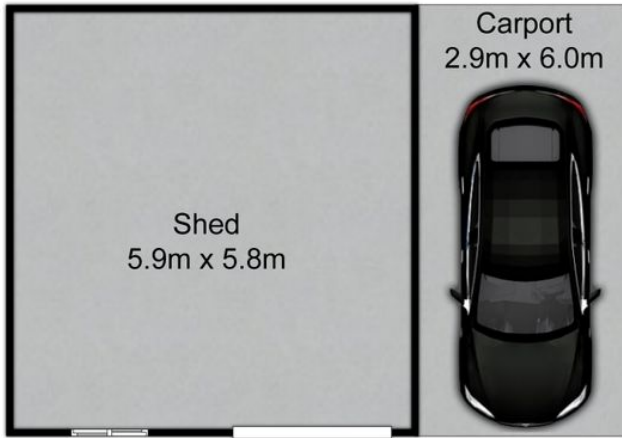
This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your private inspection.

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.

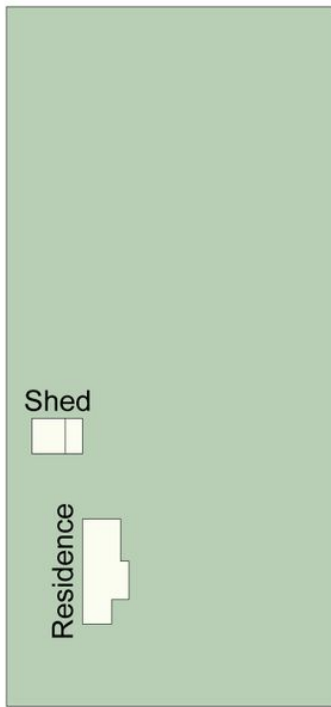
First National Real Estate - We Put You First



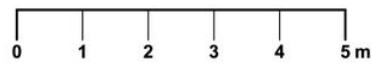
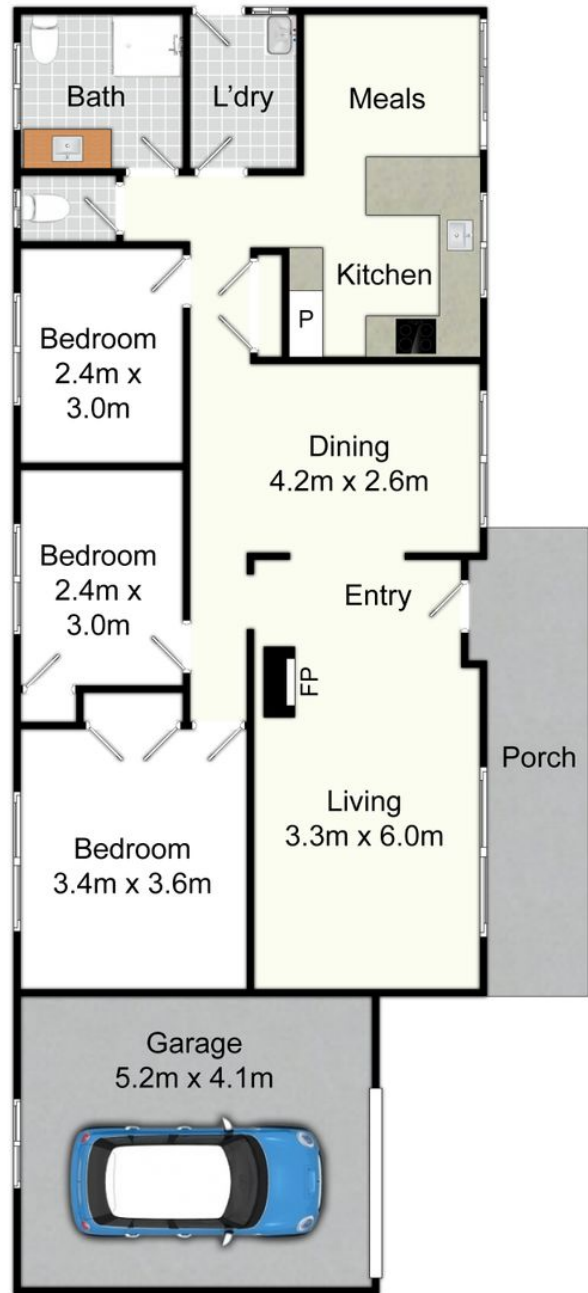
Floorplan



(Not In Position)



Site Plan
Not To Scale



7 Riverview Rd, Bolwarra Heights

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.



Property Inclusions

Exterior and Extras

FRONT

Brick and tile facade

Double garage at front of home

Front/side veranda

Single carport at rear with workshop and carport

REAR

Shaded pergola area with brick privacy walls

hedges for privacy

Separate single garage with workshop and single carport

T-post washing line

Airstream Water sewer

PADDOCK

Aprox. 1 acre fenced paddock

Established trees for shade

Living Areas

LOUNGE

Original timber floors

Raked ceilings

Double sliding window

Drapes

External door with glass cutout

Diamond grill screen door

Wood burning combustion fire

Wall lights

TV point

DINING

Original timber floors

Raked ceilings

Large picture window

Pendant light

Drapes

Double door linen cupboard

Kitchen

KITCHEN

Stone benchtops

Single sink

Holland blind

Single sliding window

Tile splashback

Raked ceiling

Pendant light

Two pack kitchen cabinets

Electric bench mounted stove

Wall mounted Westinghouse oven

Pantry

Sliding door

Sliding screen door

TV mounting

Dining area

Wall mounted Mitsubishi ac

Microwave neish

Bedrooms

MASTER BEDROOM

Carpet

Double door robe

Ceiling light

Venetian blinds

Drapes

Sliding window

BEDROOMS TWO AND THREE

Carpet to one, original timber floor to other bedroom

Venetian blinds

Sliding window

Bare bulb light

Single robe

Wet Areas

BATHROOM

Separate WC

Single white vanity

Porcelain WC

Two double towel rails

Sliding frosted glass shelf

Clear glass shower screen

Extraction fan

Three-way light

Wall mounted mirror

LAUNDRY

Manhole

Single wash tub

Electric hot water

Ceiling mounted light

Sliding window

Venetian blind

External door

Diamond grill screen door

Relevant Documents

[Contract of sale](#)

Comparable Sales



44 TOTAL ROAD, BOLWARRA HEIGHTS

5 Bed | 3 Bath | 5 Car
\$1,400,000
Sold on: 08/03/2024

Land size: 8783



37 MAITLAND VALE ROAD, BOLWARRA HEIGHTS

5 Bed | 3 Bath | 14 Car
\$1,150,000
Sold on: 19/10/2023

Land size: 8144



4 WILLOVALE DRIVE, BOLWARRA HEIGHTS

4 Bed | 2 Bath | 7 Car
\$1,200,000
Sold on: 01/12/2023

Land size: 5255

Around Bolwarra Heights

Bolwarra Heights enjoys an elevated position of around 47m above sea level offering sweeping views from the abundance of vantage points particularly from the Bolwarra Lookout and playground, which oversees the famous "Bolwarra Flats" farmlands. Bolwarra Heights began in the early 1820's with a land grant awarded to settler George Lang and shows no sign of slowing down now.

- Easy access to the Maitland CBD
- Larger homes becoming available in the area
- Increase in upper end property prices

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

AROUND BOLWARRA HEIGHTS

SCHOOLS:

- Bolwarra Public School
- Saint Peters Maitland
- Maitland Grossman High School

CAFES AND RESTAURANTS:

- Bolwarra general store and cafe
- Greenhills shopping centre
- The Levee
- The Whistler

ACTIVITIES:

- Maitland Levee/ Art gallery
- Steam Fest
- Tocal College

[Bolwarra Heights Market Update Video](#)

About Us



MICHAEL HAGGARTY

PRINCIPAL

0408 021 921

mick@fnrem.com.au

Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a licensed real estate agent with a strong local knowlegde and reputation, for telling it how it is. He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 22 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call. Specialising in residential, rural and commercial sales, you can't beat local knowledge and experience.

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.