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Property Details



163 Paterson Road, Bolwarra

UNDER CONTRACT

4  2  2  **\$975,000**

Outside Spa

Open Fire Place

Deck

Floor boards

Outdoor Entertaining

Built In Robes

Dishwasher

Positioned on a generous 740sqm block, the property offers four spacious bedrooms, two stylish bathrooms, and premium finishes throughout, combining comfort and elegance seamlessly. Nestled in the charming suburb of Bolwarra this beautifully renovated 1930s weatherboard home is a perfect blend of modern sophistication and timeless appeal.

Upon entering, you'll be welcomed by high ceilings and the natural beauty of original hardwood floors that guide you through the hallway to the open-plan kitchen and dining area. Hybrid wood floors are featured throughout the lounge, master bedroom and the guest bedroom, ensuring a smooth, stylish flow throughout. Large timber-framed sash windows in the lounge and front-facing bedrooms, dressed with Roman blinds, allow plenty of natural light to fill the space, while plantation shutters in the bathrooms offer both privacy and aesthetic appeal.

The lounge room is enhanced by a feature gas fireplace with a decorative timber mantel and with four-zone ducted air conditioning and stylish ceiling fans in the bedrooms and lounge, this home offers year-round comfort.

The heart of the home is the impressive open-plan kitchen and dining area, designed for both

form and function. Equipped with Caesarstone benchtops, a breakfast bar, soft-close cabinetry, an induction cooktop, and a walk-in pantry, it's ideal for those who love to cook. The luxurious marble splash-back, pendant lighting, and built-in wine rack further elevate the space.

The master suite is a private retreat, with expansive rural views, a large walk-in wardrobe, and Veri Shades offering flexible light control. French doors lead to the entertainment deck and spa, making this a true sanctuary. The Federation-style ensuite features a freestanding timber vanity, vessel basin, and frameless glass walk-in shower. The family bathroom boasts a rainfall showerhead, a separate bathtub, and a sleek wall-mounted mirror with a beautiful free-standing vanity. The laundry is well-equipped with floor-to-ceiling storage and ample room for both a washer and dryer, as well as space for a wine fridge.

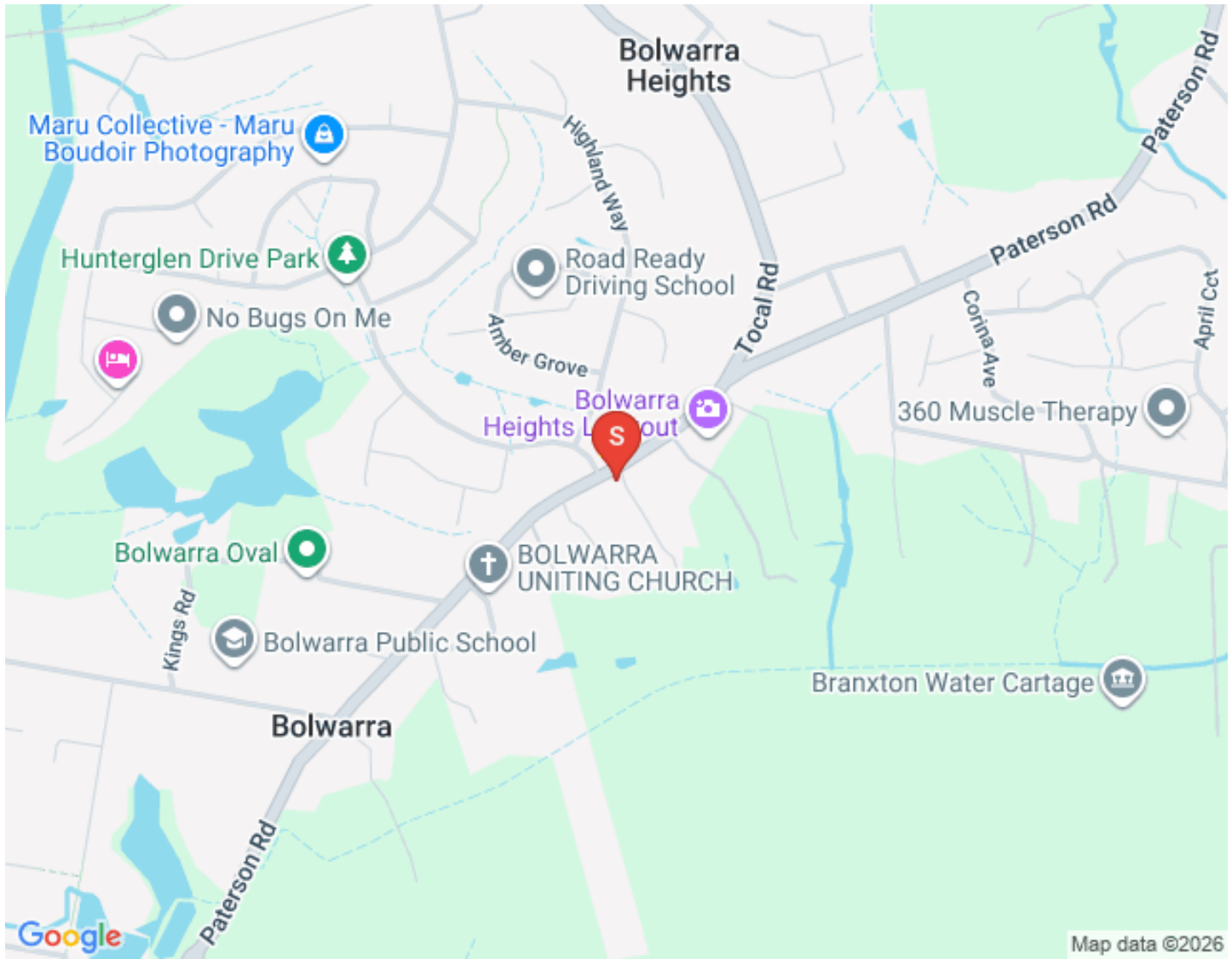
Ideal for entertaining, French doors open from the dining area to a spacious, covered deck constructed from high-quality Merbau timber, offering stunning rural views. This area is perfect for enjoying everything from morning coffees to evening gatherings, with the added bonus of a six-person jacuzzi. Electric outdoor blinds ensure the space is comfortable year-round.

A recently converted garage provides a versatile space, featuring French doors, wood laminate flooring, a ceiling fan, split-system air conditioning, and its own data point - ideal for a home office, kids' retreat, or studio.

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



Next Open Home:

Floorplan

4  | 2  | 2 



163 Paterson Road, Bolwarra

Please note: this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at the time of creation. Buyers should only rely on individual inquiry.

Relevant Documents

[Marketing Contract](#)

Property Inclusions

Front

Weatherboard and Colourbond façade

Dutch gable roof

Front veranda

Sound wall

Colourbond fencing

Heritage screen door

Hard and coloured glass front door

Painted concrete driveway

Side vehicle access

Double carport

Living Areas

LOUNGE ROOM

Timber floorboards

Timber ceiling fan | light

Ornate ceiling rose

Holland blind

Two double hung windows

Ornate fireplace with marble hearth

Grey painted feature wall

Cut out features to the hallway

KITCHEN | DINING

Timber floor boards

Three pendant lights

Downlights

Wine cabinets

Marble-look splashback tiles

Stainless steel dishwasher

Double sink

Crome tapware

Heritage hardware

Double door pantry

Wall mounted oven

Bedrooms

MAIN BEDROOM

Double timber sliding doors

Timber ceiling fan | light

Ceiling rose

Timber floorboards

Sheer drapes

Ornate cornices

Wall mounted TV bracket

Walk in wardrobe

BEDROOMS TWO TO FOUR

Timber floor boards

Timber ceiling fan | light

Ornate cornices

Double hung timber windows

Holland blind

Bench mounted cooktop

Retractable rangehood

Double door fridge neish

Breakfast bar

Stone benches

Microwave neish

Heritage French doors to deck

Bathrooms	REAR	Deck
ENSUITE	REAR	Timber decking floor
Plantation shutter	Flat lawn area	Fenced off area for spa
Floor to ceiling white tiles	Fully fenced	Aluminium skillion roof
Feature tiles	Gate to the carport	Skylight
Heritage style vanity with mirror	Lawn locker / storage area	Privacy wall
Additional vanity storage		Tension wire and timber railing
Two towel rails	EXTRAS	Spot lights
Clear glass frameless shower screen	Ducted AC	Scissor stairs to yard
Shower neish		Privacy roller blinds
Chrome hardware	STUDIO	Open pergola roofing
Porcelain WC	Timber floors	
Shaving mirror	Ceiling fan	
	Downlights	
MAIN BATHROOM	Grey painted walls	
Slate-look floor tiles	Aluminium sliding window	
Floor to ceiling wall tiles with feature tile	Roller blind	
Bath in a hob	Double French doors	
Single ornate vanity		
Ornate wall mounted mirror		
Crome hardware		
Plantation shutters		
Timber double hung window		
Towel rail		
Ornate WC		
Dividing wall to shower		
Shower neish		

Comparable Sales



3 PANDANUS CIRCUIT, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 2 Car
\$970,000
Sold ons: 16/02/2024
Days on Market: 117

Land size: 1052
sale - sold



18 HIGHLAND WAY, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

4 Bed | 2 Bath | 2 Car
\$1,000,000
Sold ons: 04/11/2024
Days on Market: 50

Land size: 946
sale - sold



7 TOLCAL ROAD, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

4 Bed | 3 Bath | 3 Car
\$1,185,000
Sold ons: 20/08/2024
Days on Market: 155

sale - sold



20 WESLEY STREET, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

4 Bed | 2 Bath | 2 Car
\$990,000
Sold ons: 12/04/2024
Days on Market: 33

Land size: 2116.7
sale - sold



42 BOLWARRA ROAD, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 2 Car
Sold ons: 15/11/2024
Days on Market: 61

Land size: 949
sale - sold

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Around Bolwarra

Bolwarra / 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 / 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 / Bolwarra Heights falls on the traditional lands of the Mindaribba people.

AROUND BOLWARRA / 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

About Us



MICHAEL HAGGARTY

PRINCIPAL, DIRECTOR | CLASS 1 LICENCED REAL ESTATE AGENT

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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

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All images in this e-book are the property of First National Real Estate Maitland. 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.