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Property Details



163 Paterson Road, Bolwarra

Charming Home with Breathtaking Rural Views

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.

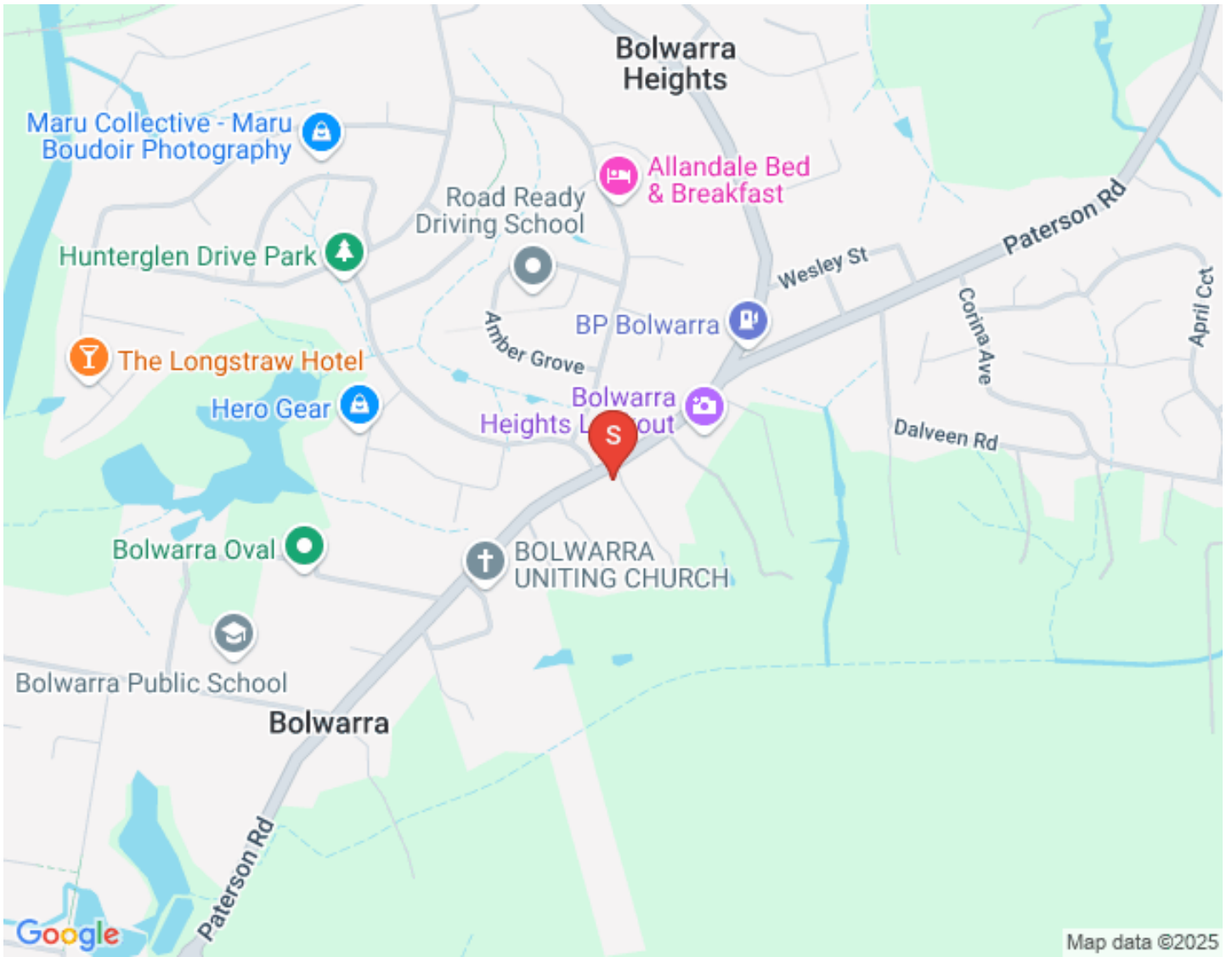
Ideal for entertaining, French doors open from the dining area to a spacious, covered deck constructed from high-quality Merbau timber, offering stunning rural views. This area is perfect for enjoying everything from morning coffees to evening gatherings, with the added bonus of a six-person jacuzzi.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

Plantation shutter

Floor to ceiling white tiles

Feature tiles

Heritage style vanity with mirror

Additional vanity storage

Two towel rails

Clear glass frameless shower screen

Shower neish

Chrome hardware

Porcelain WC

Shaving mirror

MAIN BATHROOM

Slate-look floor tiles

Floor to ceiling wall tiles with feature tile

Bath in a hob

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

REAR

REAR

Flat lawn area

Fully fenced

Gate to the carport

Lawn locker / storage area

EXTRAS

Ducted AC

STUDIO

Timber floors

Ceiling fan

Downlights

Grey painted walls

Aluminium sliding window

Roller blind

Double French doors

Deck

Timber decking floor

Fenced off area for spa

Aluminium skillion roof

Skylight

Privacy wall

Tension wire and timber railing

Spot lights

Scissor stairs to yard

Privacy roller blinds

Open pergola roofing

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

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

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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 appraoch 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

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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.