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## Property Details



### 2/1 Alyce Close, BOLWARRA HEIGHTS

A Timely Step

3  2  1 

**\$490,000 -  
\$510,000**

Ducted Cooling

Ducted Heating

Remote Garage

Courtyard

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

Today we have the pleasure of offering a villa that will so perfectly provide as a downsizer that we invite you to tick all the items off your property wish list and move straight in.

Sanctuary and retreat is the pleasure you feel throughout the villa due to its positioning on the high side of the street along with the clever design that orients the property to private outdoor spaces.

The three bedrooms all offer built in robes, the main a walk-in and ensuite. Like the rest of the home they are freshly painted and the carpets throughout are brand new. A separate lounge room is generous in nature and overlooks your own private lawned garden and the kitchen is enhanced by a dining area that could just as easily be used as a second living space.

Natural light is used well here to either open up and expand spaces or provide cosy retreat depending on the use of the room. Ducted Dakin AC, ceiling fans, ceiling and external wall insulation and a new eight panel solar system provide abundant liveability.

Access to the home is straightforward with single remote garage with internal access and the private fully fenced yard offers a large, paved undercover entertaining area just off the rear living area.

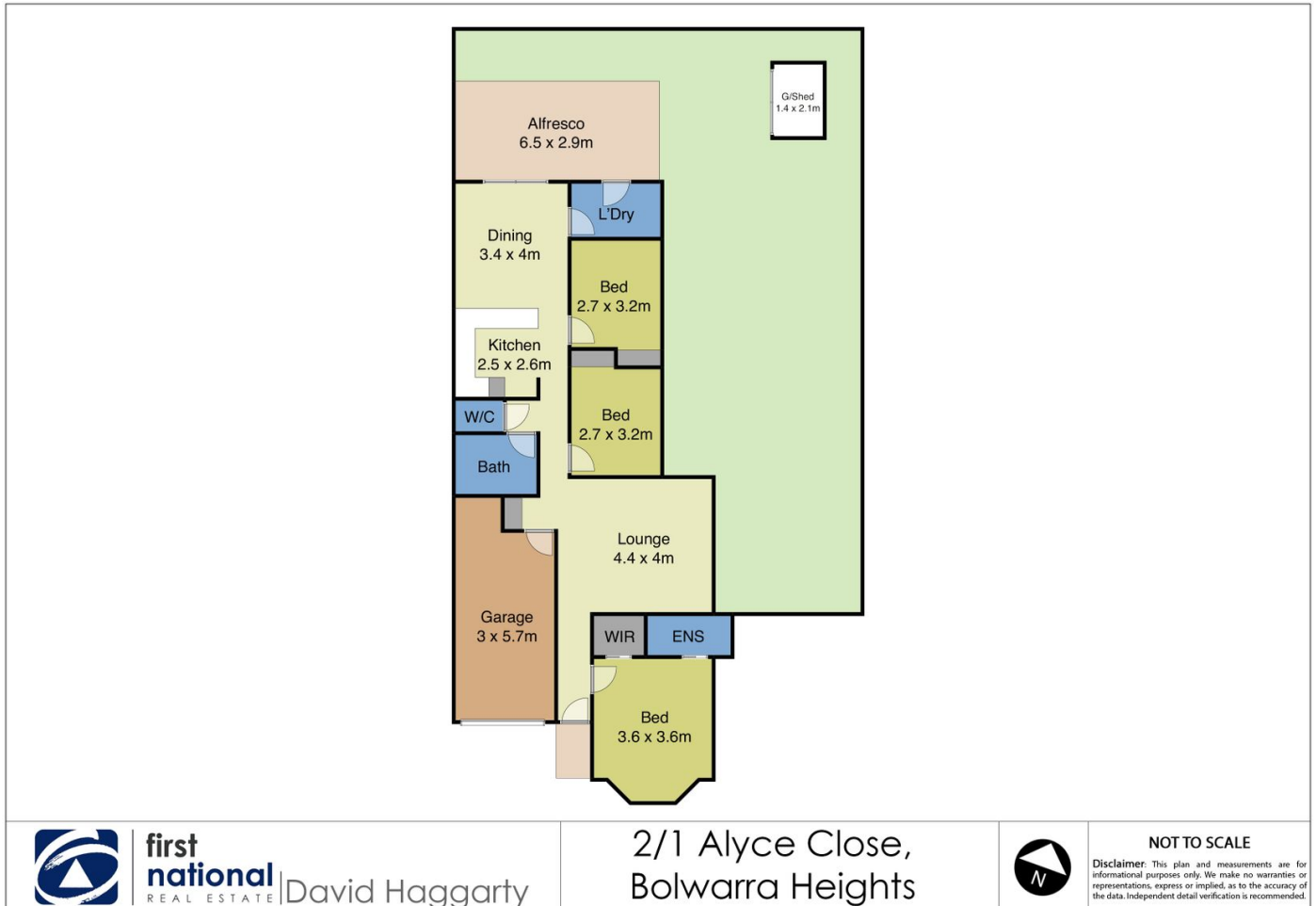
If your steps on the property path are leading you to less up keep on a home and more comfort and time for living, you will hard pressed to pass up this opportunity.

This property is proudly marketed by Patrick Howard 0408 270 313 and Kaitlin Crowe 0423 520 914 for further information or to book your onsite one on one inspection.

First National David Haggarty, We Put You First

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.

## Floorplan



## Property Inclusions

### Front

Attached villa

Brick and tile construction

Shared driveway

Retaining walls

Single garage

Ornate front screen door

Leadlight feature door

# Main Bedroom

Brand new beige carpet

Freshly painted white walls

Downlights

Ceiling fan

3 double power points

TV point

Phone point

Bay window

Roller blinds

Walk-in-robe

# Ensuite

- Beige floor tiles
- Oversized shower
- Shower rail
- Timber frame wall mounted mirror
- Single timber vanity
- WC
- Frosted glass window
- Roller blind
- IXL Light | fan | heat

# Lounge

Freshly painted white walls

New beige carpet

Downlights

Roller blinds

Dual aspect

3 double power points

TV point

Tile walkway

Linen press



# Bedrooms 2 & 3

Brand new beige carpet

Freshly painted white walls

Double window

Roller blinds

Double robe

Double power points

# Bathroom

Terracotta look floor tiles

Beige wall tiles

Separate bath and shower

Single vanity

Double towel rail

Skylight

IXL light | fan | heat

Freshly painted white walls

Separate WC

# Kitchen

Terracotta look floor tiles

Fridge nook

Wine rack

Stone look Laminex benches

Elevated breakfast bar

Double sink

Flick mixer

4 hob electric stove

Under bench stainless steel electric oven

Pantry

Retractable stainless-steel range

Appliance cupboard

Corner bookshelf

Skylight

Dome light

Double Fisher Paykel stainless steel dish draw

# Living | Dining

Terracotta look floor tiles

Freshly painted white walls

Ceiling fan

Phone point

Downlights

4 double power points

TV point

Foxtel point

Verticals blinds

Sliding glass door

Sliding screen door

# Laundry

Terracotta look floor tiles

Linen broom cupboard

External door with deadbolt

Clear glass sliding window

Washing tub

Washing machine taps

Dryer bracket

Double power point

# Rear

Stencilled concrete entertaining area

Pitched undercover area

Fully fenced

Outdoor light

Garden shed

Drop down washing line

Pedestrian gate to front yard

# Single Garage

Internal access with deadbolt lock

Concrete floor

Fluro light

Man hole

Electric door

Single + double power point

Storage nook

# Extras

Ducted Daikin AC - brand new

Fly screens

Rheem electric hot water

8 panel solar system (1 year old)

Wall and ceiling insulation

Strata - self managed



## Relevant Documents

[Contract of sale](#)

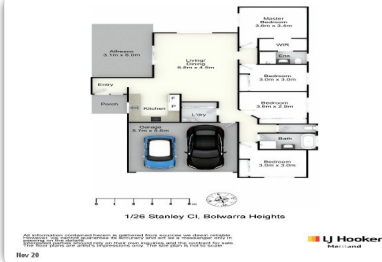
[Rental Appraisal Letter](#)

## Comparable Sales



### 1 BENSULLA DRIVE, BOLWARRA HEIGHTS NSW 2320

3 Bed | 1 Bath | 1 Car  
\$445,000  
Sold ons: 01/12/2020



### 1/26 STANLEY CLOSE, BOLWARRA HEIGHTS NSW 2320

4 Bed | 2 Bath | 2 Car  
\$460,000  
Sold ons: 22/12/2020



### 50A RADIANT AVENUE, BOLWARRA HEIGHTS NSW 2320

3 Bed | 2 Bath | 1 Car  
\$465,000  
Sold ons: 22/06/2020



### 2/38 STANLEY CLOSE, BOLWARRA HEIGHTS NSW 2320

3 Bed | 1 Bath | 2 Car  
\$430,000  
Sold ons: 01/02/2021



### 53 LARGS AVENUE, LARGS NSW 2320

3 Bed | 1 Bath | 1 Car  
\$370,000  
Sold ons: 24/02/2021



### 8 DUNMORE ROAD, LARGS NSW 2320

3 Bed | 2 Bath | 1 Car  
\$413,000  
Sold ons: 17/04/2020

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## 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



### **KAITLIN CROWE**

CLASS 2 LICENCED REAL ESTATE AGENT /  
ASSISTANT & ANNUAL LEAVE RELIEF PROPERTY  
MANAGER

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

With proven strengths in Customer Service, Kaitlin brings warmth, positivity and exuberance to First National Maitland's Property Management Department. Previously completing a Traineeship in Real Estate with flying colours, Kaitlin was promoted to a Junior Property Manager within the FN Maitland organization, of which she took out the award for Property Manager Rookie of the year within the First National NSW network in 2019, for her dedication and overall performance to the job at hand. Working within the Property Management Department and having also incorporated Sales Experience into her career, this makes her well rounded in Real Estate abroad.

Kaitlin is highly organised and keen to make an impact and delivers invaluable support to our Property Managers Jazmine and Lillianne. Her enthusiastic approach, makes her a delight to work with and you can be assured Kaitlin will always have your best interests at heart!

[Call Pat](#)

[Email Pat](#)

## 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.