



17 Stanley Close, Bolwarra Heights

ELEVATED FAMILY LIVING!

From its striking street presence and refined architectural design to its exceptional indoor and outdoor entertaining, 17 Stanley Close sets a new benchmark for contemporary living in one of Maitland's most premium suburbs.

Boasting rear lane/reserve access & positioned on a generous 743sqm block within a quiet, tightly held cul-de-sac, this impressive residence combines high end finishes, thoughtful design and outstanding functionality. Step inside and you'll immediately appreciate the sense of space, with high ceilings, glossy tiles, plush carpets and a sophisticated neutral palette creating an inviting backdrop throughout.

At the heart of the home is a stunning designer kitchen featuring quality appliances, elegant pendant lighting and a striking raked ceiling. It overlooks the expansive open plan living and dining area, while a second lounge provides flexibility for growing families.

Four generous bedrooms offer excellent separation, with the luxurious master suite positioned privately at the rear and complete with a large walk in robe and impressive double ensuite. A dedicated home theatre adds another dimension to family living, perfect for movie nights and relaxing evenings.

4 2 4

FOR SALE

\$1,100,000

VIEW

Sat 17th Oct @ 10:15AM - 10:35AM

AGENTS

Kane Bradley
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AGENCY

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Interested parties must rely solely on their own enquiries.



However, it's the spectacular alfresco area that is sure to become the centrepiece of your entertaining. Seamlessly extending from the main living zone, it features roll-down shade screens and an overhead fan, creating a comfortable space for entertaining all year round.

Outside, the fully enclosed yard provides plenty of room for children and pets to play, surrounded by meticulously landscaped, low maintenance gardens. Adding a rare point of difference is the rear lane access adjoining the reserve, providing convenient access to an impressive 5.9m x 6.4m Colorbond shed/mancave. Whether you need secure storage for the boat, extra vehicles, tools, bikes or your favourite toys, this versatile space delivers the flexibility that discerning buyers will appreciate.

Adding further appeal are a double garage with internal access, ducted air conditioning, 6.5kW solar system, 3 phase power, timed irrigation and a 5,000L water tank.

Beautifully appointed, exceptionally private and designed for effortless living, this is a rare opportunity to secure a premium Bolwarra Heights lifestyle.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

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MORE DETAILS

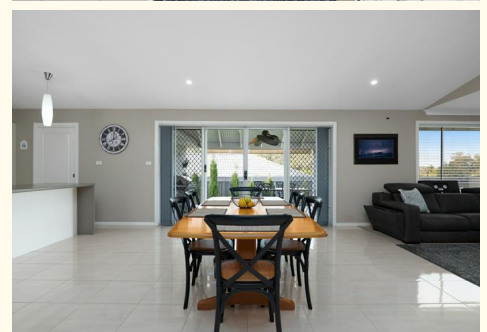
Property ID	1FDKF6H
Property Type	House
Land Area	743 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	3 Phase Power
	Liveability
	Solar Power

Kane Bradley

Director/Licensee in Charge | kbradley.maitland@ljhooker.com.au

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Excluded Areas: Shed: 38 M2, Porch: 7 M2, Alfresco Area: 27 M2,
Walls: 17 m2



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