



## Bolwarra Heights, 20 April Circuit

Beautiful in Bolwarra!

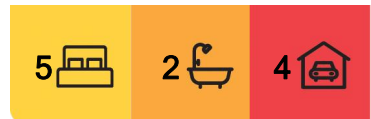
Proudly positioned on the high side of the street, on a sensational 2,248qm allotment is this striking sandstock brick & colourbond residence, framed with a bullnose front verandah, its simply, a stunning family home you simply cannot look past.

Nestled in the "blue chip" suburb of Bolwarra Heights, this beautifully updated family home offers you size & space in abundance - allowing for a exceptional lifestyle for larger families - or those who simply just enjoy having space around them to potter & play.

Inside features a free flowing layout, with 5-bedrooms & 2-bathrooms, this residence has been thoughtfully designed to cater to the needs of all who will call her home. The footprint boasts multiple living areas, including a large front lounge, formal dining, and casual meals & family room, again giving plenty of space for everyone. The recently remodeled kitchen is a pleasure to be in with feature subway tiles, 40mm benchtops, a 900mm gas cooktop, electric oven, and dishwasher.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$1,250,000

**View**  
[ljhooker.com.au/1DH3F6H](http://ljhooker.com.au/1DH3F6H)

**Contact**  
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**LJ Hooker Maitland**  
**(02) 4933 5511**

This area seamlessly connects to a massive undercover entertaining area, that is primed & ready to go for the Spring & the endless Summer BBQ's ahead. The alfresco looks out over the rear yard block and beyond, which is an ideal landscape for the kids to let their imaginations run wild. In place for the home handy person, a separate, 4.4mx8.8m garage workshop & timber deck workshop/man cave exists away from the home for endless hours of "man cave things" while a double garage attached to the residence features epoxy flooring and remote doors.

Back inside, the sleeping arrangements are all well-sized with the master bedroom a great retreat, with a walk-in robe and a ensuite. Each of the remaining bedrooms includes built-in robes, ceiling fans, and plush carpeting for added comfort. The renovated main bathroom features a deep soak bath, separate shower, and his and hers vanities.

A kids activity area is perfectly positioned at the far end of the house & around the last two bedrooms - which could be ideal for the older kids wanting some separation & space of their own.

This established family home is beautifully located just minutes away from Bolwarra Public School, local parks, and less than 15 minutes from Green Hills Shopping Centre and the new Maitland Hospital.

This property combines modern comfort, practical family living, and a desirable location — a must-see for those seeking a new chapter in Bolwarra Heights!

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information.

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## More About this Property

<b>Property ID</b>	1DH3F6H
<b>Property Type</b>	House
<b>Land Area</b>	2448 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Built-in-Robes Close to Schools Close to Shops Close to Transport

### Todd Fisher 0438 592 920

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### Ben Cotton 0434 638 822

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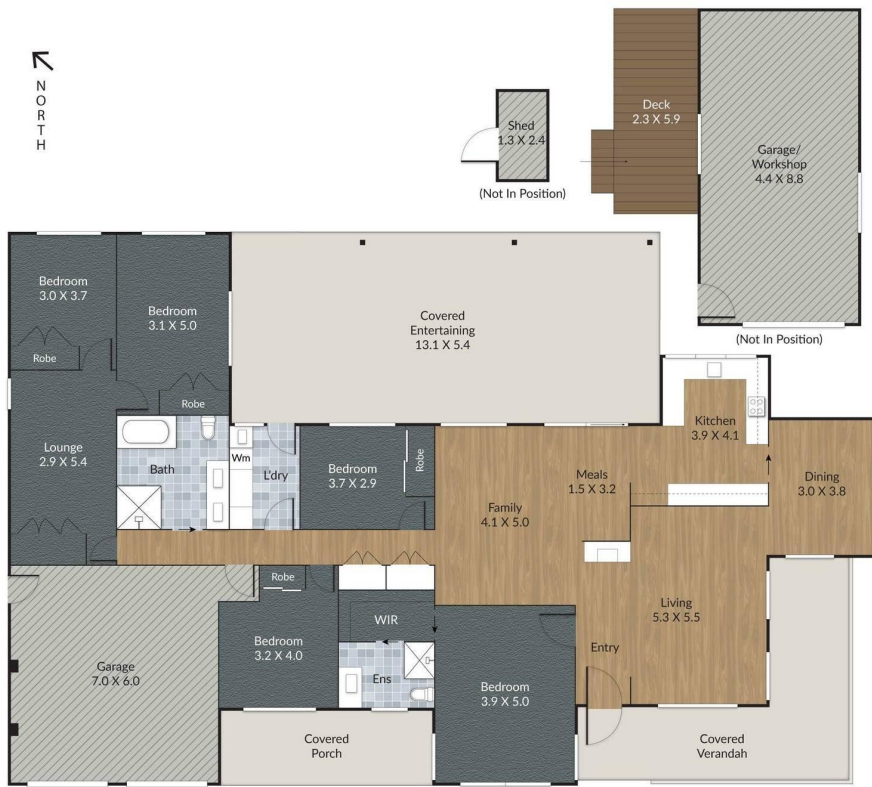
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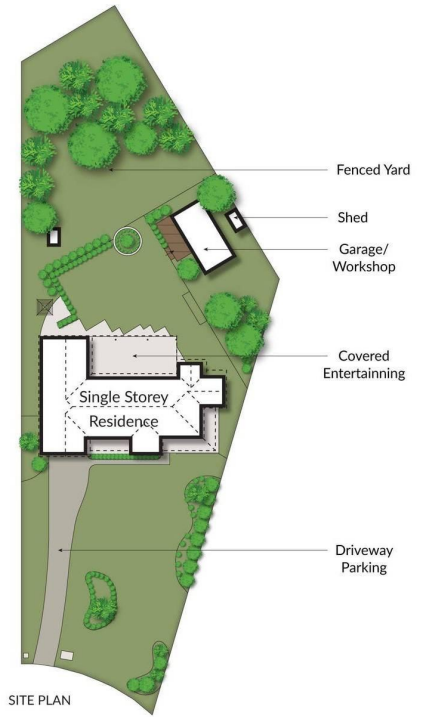


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FLOOR PLAN



SITE PLAN

APRIL CIRCUIT

20 April Circuit,  
Bolwarra Heights

**FLOOR AREA SIZES**

Internal 241.8 m<sup>2</sup>  
External 102.7 m<sup>2</sup>  
Total 344.5 m<sup>2</sup>

**PROPERTY DETAILS**

- 5 Bed  
- 2 Bath  
- 3 Car

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries