



## Bolwarra Heights, 239 Paterson Road

### Old School, Yet Refreshingly Cool!

Step inside this immaculate, character-filled residence and prepare to fall head over heels. With a stunning blend of timeless charm and modern comfort, this beautifully updated home invites you in - and lingers in your thoughts long after you leave.

Set on a generous yet manageable 614sqm block, 239 Paterson Road offers a fresh appeal from every angle. The exterior has been recently repainted, showcasing a contemporary rendered Spanish Mission style, while the interiors are light, bright, and welcoming - finished in an inviting natural white that leans into a refined farmhouse chic aesthetic.

From the onset, the sensation of space, warmth and comfort take hold. The oversized front lounge room, complete with an open fireplace, sets the tone for cozy winter evenings and relaxed family living, with the cypress pine flooring complimenting the ambience. The clever two storey design enhances flow, with the main living zones - including a stylish,

5

2

4

**For Sale**  
\$869,000 to \$899,000

**View**  
By Appointment

**Contact**  
**Todd Fisher**  
0438 592 920  
tfisher.maitland@ljhooker.com.au  
**Ben Cotton**  
0434 638 822  
bcotton.maitland@ljhooker.com.au



**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.

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



updated kitchen with a new cooktop and gleaming splashback - all located on the central level, alongside a versatile fifth bedroom or home office.

At the rear, a brightly lit and enclosed sunroom adds extra lifestyle flexibility. Whether you're enjoying your morning coffee bathed in light or curling up with your latest paperback, this space is destined to become a hotly contested family favourite. It flows seamlessly out to an elevated entertaining deck, overlooking the backyard - ideal for weekend BBQs or evenings spent around the fire pit. Hand-built features, including the custom built charming Jack & Jill swing and space to chill, speak to the thoughtful lifestyle this home offers.

Upstairs, four beautifully sized and appointed bedrooms continue the relaxed aesthetic, all finished in soothing tones that evoke peace and calm. Two bathrooms - including a private ensuite off the master - complete the family-friendly layout.

Storage and parking are well accounted for, with a double-car garage and with a bit of imagination, excellent potential for side access exists here as well.

Whether you're seeking soul, space or style - or perhaps a little bit of everything - 239 Paterson Road delivers in spades. Beautifully presented and brimming with warmth, this is a home where memories are made.

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.

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.

## More About this Property

Property ID	1EAUF6H
Property Type	House
Land Area	614 m2
Including	Ensuite Air Conditioning Toilets (3) Fire Place Built-in-Robes Close to Schools Close to Shops Close to Transport

### Todd Fisher 0438 592 920

Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

### Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer | [bcotton.maitland@ljhooker.com.au](mailto:bcotton.maitland@ljhooker.com.au)

### LJ Hooker Maitland (02) 4933 5511

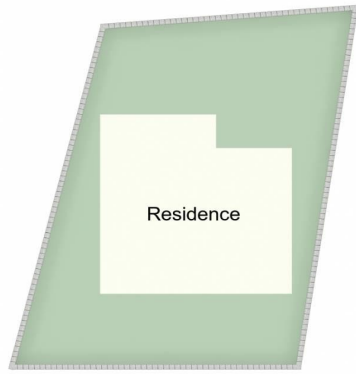
24 Ken Tubman Drive, MAITLAND NSW 2320

[maitland.ljhooker.com.au](http://maitland.ljhooker.com.au) | [maitland@ljhooker.com.au](mailto:maitland@ljhooker.com.au)

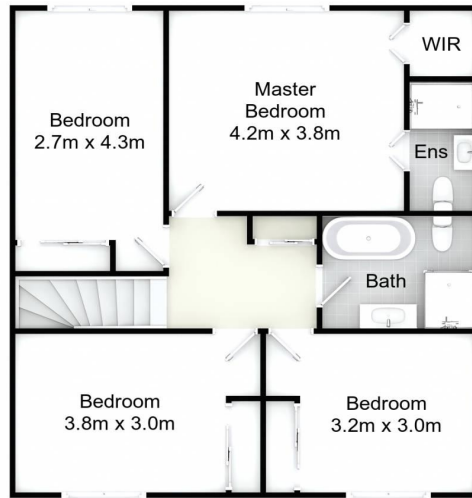


**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



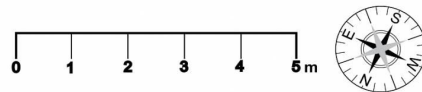
Site Plan  
(Not to Scale)



Upper Level



Lower Level



239 Paterson Rd, Bolwarra Heights

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

**LJ Hooker**  
Maitland

**LJ Hooker**

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

**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.