

30 April Circuit, Bolwarra Heights

## Elevated Torrens Title Home with Designer Finishes!




Positioned on the high side of a quiet, sought after street, this architecturally designed Torrens Title home delivers a refined standard of modern living with elevated outlooks and quality finishes throughout.

Defined by clean lines, expansive glazing, and a strong street presence, the home captures sweeping district views from its upper-level living spaces and private balcony, creating a seamless connection between indoor comfort and outdoor lifestyle.

The main level forms the heart of the home, where a light filled open plan living, dining, and kitchen area flows effortlessly onto an elevated balcony, perfect for entertaining or unwinding. A second covered alfresco at the rear connects to a low maintenance yard, offering a private and relaxed outdoor setting.

The designer kitchen combines style and practicality, featuring stone benchtops, premium appliances including a 900mm oven, glass splashback, and generous storage.

Upstairs, three well-proportioned bedrooms include a spacious master

4  3  2 

**FOR SALE**  
Guide \$950,000

**VIEW**  
Sat 9th May @ 11:00AM - 11:30AM

**AGENTS**  
Todd Fisher  
0438 592 920  
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Ben Cotton  
0434 638 822  
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**AGENCY**  
LJ Hooker Maitland  
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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**

with balcony access and a sleek ensuite, supported by a modern main bathroom with quality finishes throughout.

The lower level offers a versatile media room or fourth bedroom, partially set into the ground enhancing natural temperature stability and sound insulation, ideal for a quiet retreat, home theatre, or guest space. A fully appointed bathroom positioned adjacent further enhances the flexibility of this space.

Additional features include durable wood look hybrid flooring through the main living areas, ducted air conditioning, ceiling fans, built in wardrobes, ample storage across both levels, and a double garage.

Currently leased at \$760 per week until 24/07/2026, the home also presents a strong investment opportunity.

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 DETAILS

Property ID	1F4CF6H
Property Type	House
Land Area	350 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

### Todd Fisher 0438 592 920

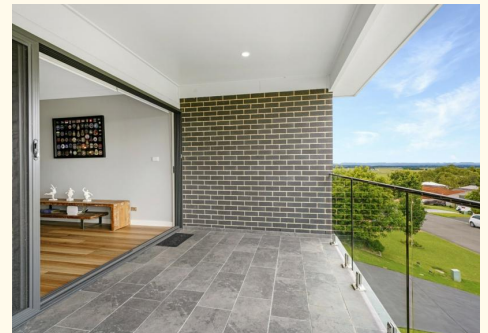
Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

### Ben Cotton 0434 638 822

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