






12 Victoria Road, Bolwarra

Undeniably...The Biggest We've Seen!

Offering an internal footprint that rivals most modern block sizes, this supersized brick beauty in blue-chip Bolwarra is ready to impress. Set on a sprawling 2,380sqm allotment, it's a home that simply refuses to be outgrown - a genuine family estate offering space, comfort, and enormous potential.

With up to six bedrooms, four bathrooms, a home office, and a selection of formal and informal living zones - including a fully self-contained one bedroom granny flat - the layout lends itself beautifully to multigenerational living or a flexible home - plus-income arrangement. Freshly painted throughout and updated along the way, the home features 2 renovated bathrooms, a walk-in pantry, linen cupboard, skylights, and new lighting that enhances the warmth and flow of each room.

There's no shortage of practical detail here either - built-in wardrobes throughout (with a walk-in robe in the main suite), two split-system air conditioners, new guttering and fascia, and upgraded 3-phase power from pole to board, complete with RCD safety breakers. For those who like to tinker, the garage includes a dedicated heavy-duty power point for welding, and the car accommodation is next-level: a large

6  4  6 

FOR SALE
\$1,225,000

AGENTS

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double garage, double carport with sensor lighting, and an additional extra-long bay perfect for a caravan or trailer.

Outdoors, the property continues to deliver with a large in-ground pool featuring a sand filter, chlorine injection system, and secondary pump for a Polaris cleaner. There's a pool pump shed, additional storage shed, and even an aviary for bird lovers. The block itself - flood-free and more than half an acre - is neatly established with fruit trees, tidy gardens, and a removable gate for vehicle access to the rear.

With its sheer size, versatility, and potential for future subdivision or redevelopment (STCA), this is a rare offering in one of the region's most tightly held and desirable suburbs.

A grand-scale Bolwarra residence that balances substance with opportunity - ready to reward those with vision, space, and family at heart.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920, Ben Cotton 0434 638 822 or Jack Fisher 0438 165 825 - 7 days for all inspections & further information.

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MORE DETAILS

Property ID	1EN0F6H
Property Type	House
Land Area	2380 m2
Including	Ensuite Study Air Conditioning Toilets (4) Alarm Pool Built-in-Robes 3 Phase Power Close to Schools Close to Shops Close to Transport Security System

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