



Bolwarra, 17 Addison Road

ITS OLD BOLWARRA AND ITS AFFORDABLE!

You're well acquainted with the suburb, equally too are your competitors. Make no mistake, this is the race you'll want to win — with your ultimate prize being the chance to join the fortunate few who call Old Bolwarra Home!

Situated on a fantastic & robust block of approximately 1,300sqm — with size & space to burn! A blank canvas block mostly, ready & waiting for additional extensions, shed, pool, or who knows — even a new residence if you want to establish the home of your dreams on this great site! The existing dwelling has 3 well-sized bedrooms & a formal living & large original kitchen, that can easily be renovated if you wish to retain the period style nature this home has to offer.

Yes, it will demand your blood, sweat, and tears, but it will be worth it in the end. This property has been held by one family for 65 years and is nestled in a golden



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.

SOLD

3

1

1

For Sale

\$600,000

View

ljhooker.com.au/72R4

Contact

Todd Fisher

0438 592 920

tfisher.maitland@ljhooker.com.au

Ben Cotton

0434 638 822

bcotton.maitland@ljhooker.com.au

LJ Hooker Maitland
(02) 4933 5511

suburb. Now is your chance to take up the baton and run with it!

Proudly marketed by LJ Hooker Maitland — please call Todd Fisher at 0438 592 920 or Ben Cotton at 0434 638 822 for all information and inspections.

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	72R4
Property Type	House
Land Area	1318 m²
Including	Study Toilets (1) Close to Schools Close to Shops Close to Transport

Todd Fisher
Principal/Licensee in Charge | tfisher.maitland@ljhooker.com.au

Ben Cotton
Licensed Real Estate Agent & Auctioneer |
bcotton.maitland@ljhooker.com.au

LJ Hooker Maitland (02) 4933 5511
24 Ken Tubman Drive, MAITLAND NSW 2320
maitland.ljhooker.com.au | maitland@ljhooker.com.au



LJ Hooker Maitland
(02) 4933 5511

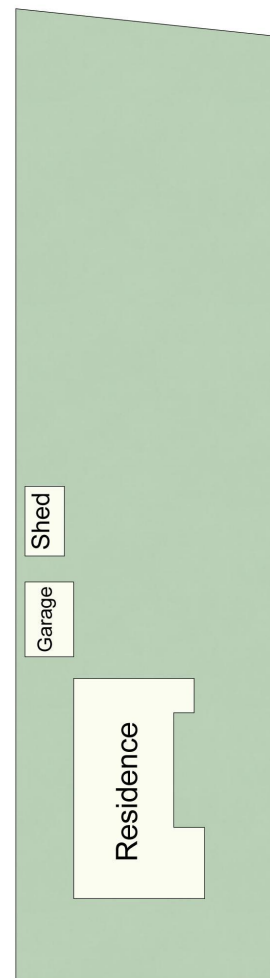
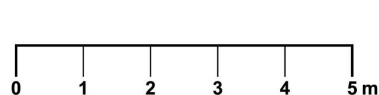
Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



(Not In Position)



(Not In Position)



Site Plan
Not To Scale

17 Addison Rd, Bolwarra

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.



Maitland

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.

