



3 Thurlow Close, Bolwarra

Old Bolwarra Delivers Again!

Proudly positioned in a quiet cul-de-sac within sought after Old Bolwarra, 3 Thurlow Close now presents you, the next fortunate owner, with an exceptional opportunity to secure space, location and untapped potential. A home ready to be reimagined and brought back to life.

Upon arrival, you're welcomed by a generous 891m² parcel offering privacy and possibility in equal measure. The existing residence provides a solid foundation, with three bedrooms and two bathrooms already in place. The perfect starting point for those with vision. While the home needs some tender love and care, the bones are here, and the rewards for the savvy buyer would be significant.

Moving through the home, the layout offers practical living zones ready for a modern refresh. With a little creativity and renovation flair, this could easily be transformed into a contemporary family haven or an impressive investment property primed for strong returns. Undercover access external from the single car garage adds everyday convenience, while the existing floorplan allows flexibility for future improvements.

The sleeping quarters consist of three well proportioned bedrooms, serviced by two bathrooms, including a private ensuite to the master a

3 2 1

FOR SALE
\$825,000

AGENTS

Todd Fisher
0438 592 920
tfisher.maitland@ljhooker.com.au

Ben Cotton
0434 638 822
bcotton.maitland@ljhooker.com.au

AGENCY

LJ Hooker Maitland
(02) 4933 5511

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.



valuable feature that enhances both liveability and long term appeal.

Step outside and the true scale of the block becomes apparent. Expansive and full of promise, the yard offers endless opportunity. whether you envision landscaped gardens, a substantial shed, an entertaining zone, or simply room for children and pets to roam freely. It's a blank canvas awaiting your personal touch.

Located within the Maitland City Council area, with no bushfire or flood overlays detected, and positioned within the catchment for Bolwarra Public School and Maitland High School, this address combines lifestyle and practicality. Reliable NBN Fibre to the Node and strong 5G mobile coverage further enhance its everyday convenience.

Whether you're a savvy investor seeking your next value-add project, or an owner-occupier ready to roll up your sleeves and create something special, 3 Thurlow Close is an opportunity rich with potential in a location that continues to stand the test of time. 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 DETAILS

Property ID	1EYRF6H
Property Type	House
Land Area	890 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport
	Heating

Todd Fisher 0438 592 920

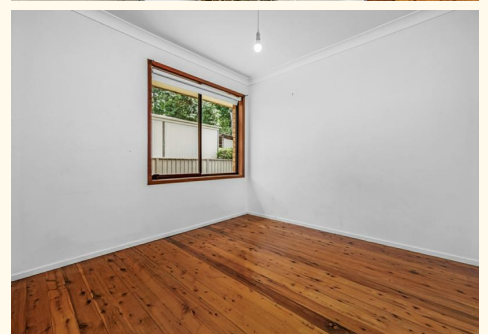
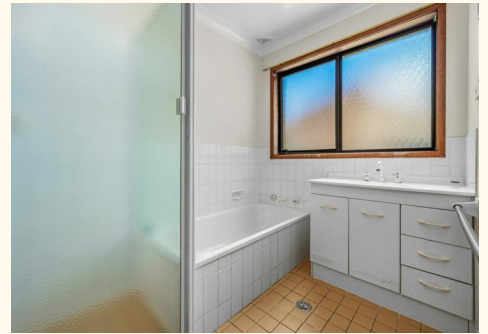
Principal/Licensee in Charge | tfisher.maitland@ljhooker.com.au

Ben Cotton 0434 638 822

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

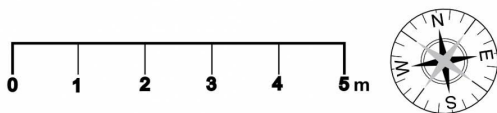
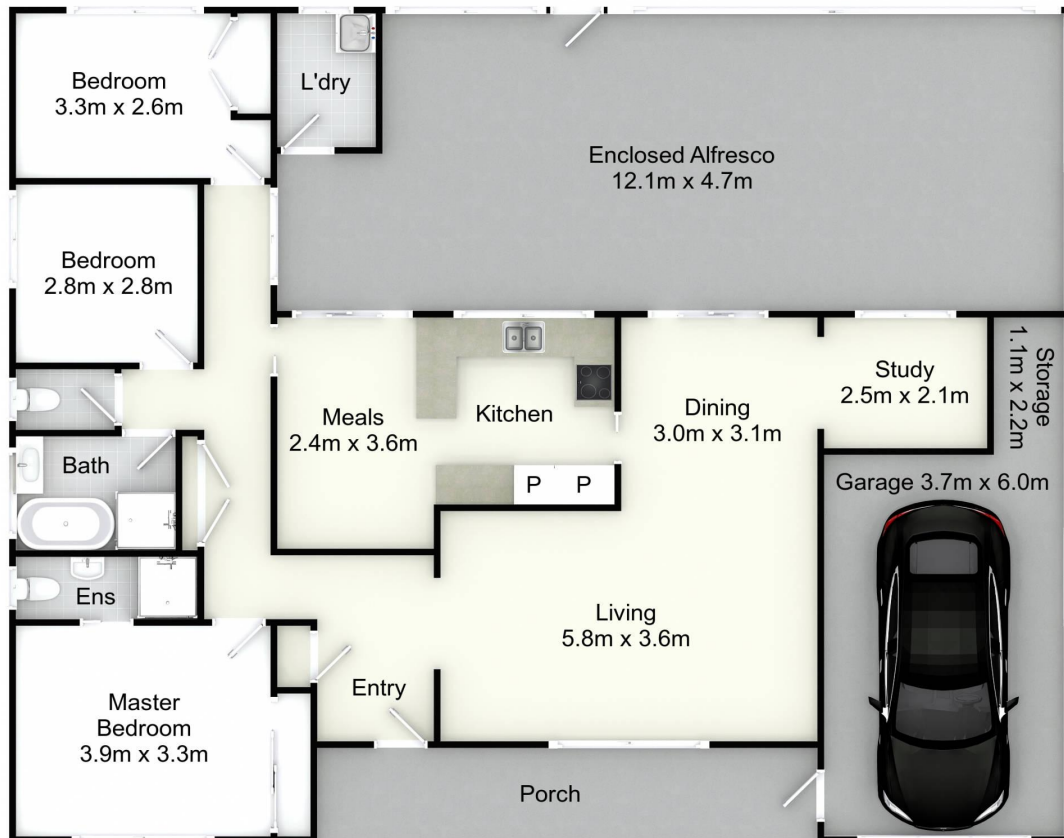
LJ Hooker Maitland (02) 4933 5511

24 Ken Tubman Drive, MAITLAND NSW 2320
maitland.ljhooker.com.au | maitland@ljhooker.com.au





Site Plan
(Not to Scale)



3 Thurlow Cl, 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.

 **LJ Hooker**
Maitland

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**