



61 Kensington Road, Bolwarra

Kensington House — Circa 1929

Positioned on almost 1 Acre of park like grounds in arguably Maitland's Premier locale, Kensington House sits proudly and perfectly behind the splendid Jacaranda obscuring the frame. - The early 1800's saw the birth of what is now known as Bolwarra, with the release of the areas newest subdivision "Upper and Lower Bolwarra" in 1825. In 1876 a plan of Bolwarra Estate was to be sold by public Auction by Bruncker, Wolfe and Badgery Estate Agents, where ultimately, Kensington House would be built on a parcel of 3,865 sqm of that same land. Wind the clock forward almost 1 Century, and you will find Kensington House's most recent owners, The Sutherlands, proudly offering the property to be handed over to the next custodians, to experience their own journey within these significant walls. Welcome, to Kensington House!

The area is renowned for its large quality homes, leafy, wide streets and vibrant community. Friends and families have enjoyed living near and next to each other since the early days and we often come into contact with some who leave the area, only to return several years later to be back within its arms. The local school again, is arguably one of the best public schools in the district and consistently offers excellent education across the most important years of our children's lives. You are a short drive (or walk) away from everything, yet with its "private" off the main road positioning, the city has never felt this

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FOR SALE
\$2,250,000

AGENTS

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far away.

The residence is commanding in stature, yet softened by lush greenery, most established in the last 16 years by our clients. The magnificent front yard reflects the most stunning jacaranda tree, where children of all ages have grown up climbing religiously across its branches. The avenues of grass on each side of her, are testament to the love and affection that have been thrown at the property and stately, yet easily manicured trees, are in abundance.

A large Porte Cochere at the front of the entrance to the home, welcomes you in absolute style and as you alight from your vehicle, it's a pleasure to gaze about and see what there is to offer. You have just driven in to the perfect setting where you can visualise your own family living for years to come. The wait, the endless search, is now over. Stepping inside, the large open formal, yet unpretentious living and dining area, are dwarfed by the cavernous ceiling above. Warmed by the combustion fire, these are delightful rooms to sit, relax and enjoy the ambiance. The double brick construction ensures the home is whisper quiet and in the warmer months, you're almost assured of year round coolness from the structure. A northerly facing semi circular sitting or tea room, is close by and adorned by hardwood flooring and cedar feature paneling.

The southern wing of Kensington House, accommodates the sizeable family room, which with a few tweaks could easily be another master suite, as you punch through into the laundry area, making this a possible guest wing with own bath. Centrally located, is the open plan meals and Kitchen area, complete with Butlers pantry of course and captures the Eastern view out of the window that is very special indeed. Before heading to the first level of the residence, you will appreciate the 5th bedroom adjacent to the formal entry, or potentially a home office if this was preferred.

Upstairs brings 4 additional bedrooms, study and the master bathroom, beautifully finished in crisp white with marble top vanity and expensive fittings, yes its absolutely fresh, while the master features the parents retreat, set up especially for time for ones self. Lastly, the upstairs office could easily be a dual study ideal for industrious teenagers or potentially a 6th bedroom if absolutely required by the expanding portfolio.

Heading outside, Kensington House continues to give, with a vast rear yard, for as many people you could think of, unfolding in front of you - all leading to the 14m inground pool that has PLEASURE written all over it. An external flat or teenagers retreat is aesthetically beautiful and almost too good for the madding crowd who would love to stay over and see; if tomorrow was as good as today!

The list of delights are many and un ending and offer you, the discerning buyer, the ultimate opportunity to come and see for yourself. Kensington House paints more than a picture on how life is meant to be, it's a journey of hard work, commitment and much love that started 150 years ago with the sale of the land. Now the opportunity awaits you, to live the life and place your mark in time and play a part of this special property's history that will continue for generations.

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 1EK0F6H
Property Type House
Land Area 3865 m2
Including Study
Air Conditioning
Toilets (4)
Pool
Built-in-Robes
Area Views
Close to Schools
Close to Shops
Close to Transport
Creative
Liveability

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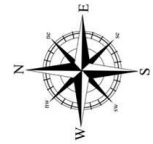
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TOTAL: 355 m²
FLOOR 1: 250 m², FLOOR 2: 105 m²
EXCLUDED AREAS: GARAGE: 33 m², SHED: 5 m², CARPORT: 93 m², POOL AREA: 129 m²,
PATIO: 109 m², VERANDAH: 7 m², ALFRESCO AREA: 22 m²,
WALLS: 29 m²



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