



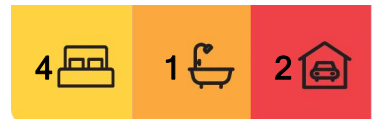
Bolwarra, 71 Kensington Road

MORE THEN MEETS THE EYE!!

Tucked away in the tightly held and ever-popular suburb of Old Bolwarra, this beautifully presented 4—5 bedroom brick and Colorbond home offers so much more than meets the eye.

Screened by established privacy trees, the property boasts a serene and secluded feel while remaining centrally located. Step inside to discover a home that surprises at every turn, with soaring 3m ceilings, exposed timber features, and an open-plan layout that exudes warmth and charm. The living areas are spacious and light-filled, all kept comfortable year-round with a reverse cycle air conditioner.

At the heart of the home is a newly renovated kitchen that impresses with a stunning 1.2m island topped in rich timber, quality appliances, a butler's/walk-in pantry, and abundant storage —perfect for entertainers and home chefs alike.



For Sale
GUIDE \$1.295m

View
Sat 6th Sep @ 10:00AM - 10:30AM

Contact
Kane Bradley
0423 525 335
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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.

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The modern bathroom offers both a full bath and separate shower, while a flexible layout includes up to five bedrooms to suit your family's needs. A sun-drenched rear sunroom opens onto a private courtyard, ideal for entertaining, and the front veranda —fitted with stylish shutters —is a peaceful spot to relax no matter the weather.

Sitting proudly on a level 1,312sqm corner block, the property also features a massive 12.65kW solar system with 12kWh battery storage, and a 9.6m x 6.5m brick garage with ample space for storage and a workshop.

Opportunities like this in Old Bolwarra are few and far between. With its perfect blend of space, privacy, and character —this is a home that must be seen to be fully appreciated.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 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 About this Property

Property ID	1ED6F6H
Property Type	House
Land Area	1312 m2
Including	Study Air Conditioning Built-in-Robes 3 Phase Power Heating Liveability

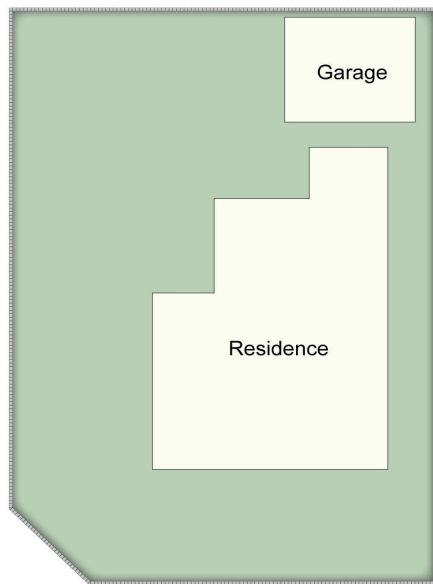
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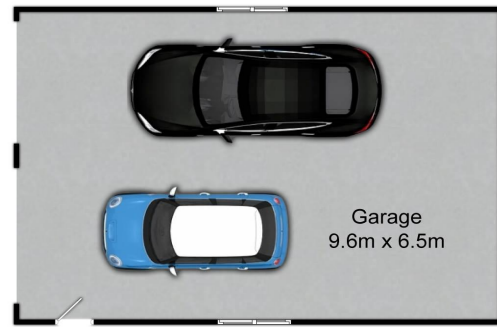


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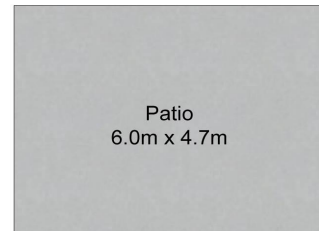
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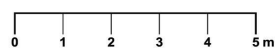
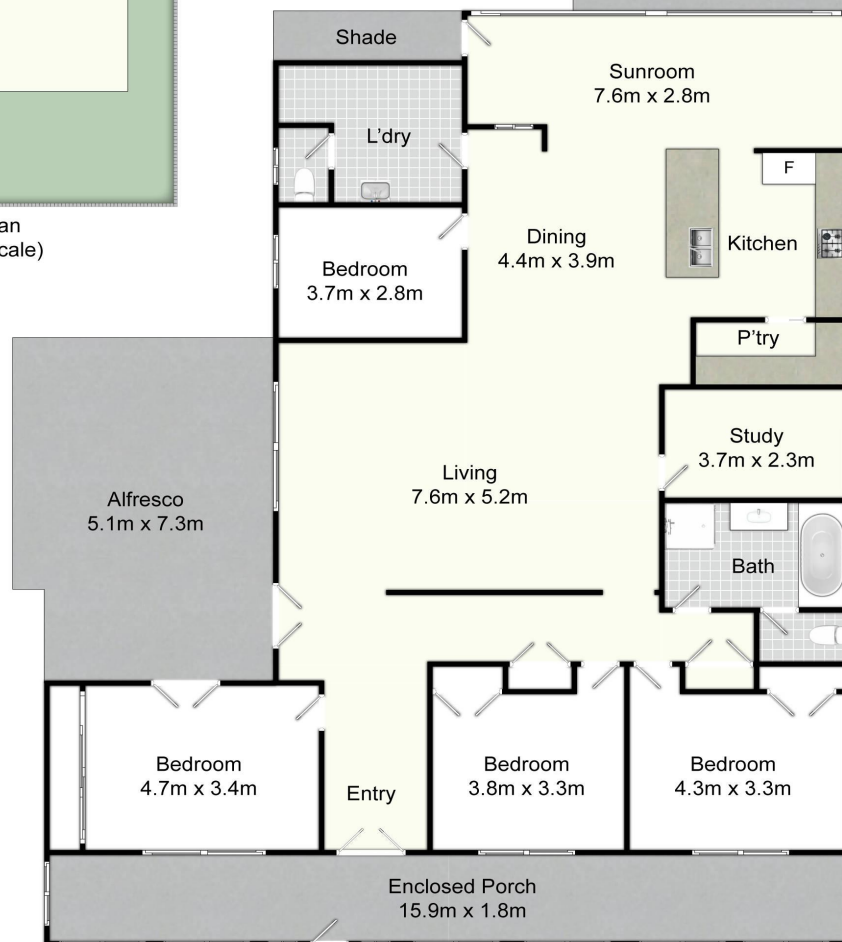
Site Plan
(Not to Scale)



Garage
9.6m x 6.5m



Patio
6.0m x 4.7m



71 Kensington Rd, Bolwarra

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LJ Hooker
Maitland

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