

71 Kensington Road, Bolwarra

MOTIVATED SELLERS WITH VALUE UNLOCKED!!

Hidden behind mature greenery in one of Old Bolwarra's most tightly held pockets, this exceptional family residence delivers scale, privacy and personality in equal measure - and with a recent price adjustment, it now represents outstanding buying.

From the moment you step inside, the sense of space is unmistakable. Three-metre ceilings, exposed timber accents and an abundance of natural light create a home that feels both expansive and welcoming. Multiple living areas flow effortlessly, making everyday family life and entertaining equally comfortable, all supported by reverse-cycle air conditioning.

The kitchen has been thoughtfully transformed into the true centre of the home. Anchored by a statement 1.2m timber island, it features quality appliances, a walk-in/butler's pantry and generous storage - designed for those who love to cook, host and gather.

Accommodation is flexible and future-proof, offering four bedrooms plus an additional fifth bedroom or home office option. The centrally located bathroom is modern and functional with a separate bath and shower, while the home's layout allows families to grow without

4 1 2

FOR SALE

\$1,180,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



compromise.

Indoor-outdoor living is a standout. A bright rear sunroom opens to a private courtyard ideal for entertaining, while the front veranda, complete with stylish shutters, provides a peaceful spot to unwind year-round.

Positioned on a level 1,312sqm corner allotment, the home is enhanced by a 12.65kW solar system with 12kWh battery storage, and a substantial 9.6m x 6.5m brick garage offering room for vehicles, storage and workshop space.

Opportunities of this size and quality in Old Bolwarra are increasingly rare - and with the price now aligned to the market, decisive buyers are encouraged to act quickly.

Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

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MORE DETAILS

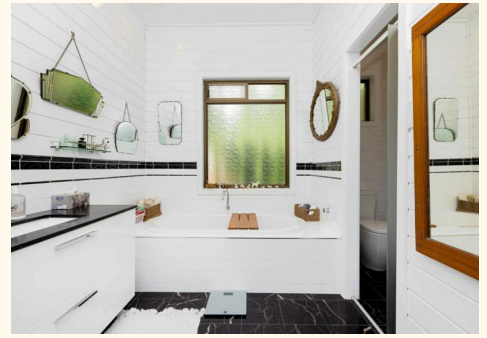
Property ID	1ED6F6H
Property Type	House
Land Area	1312 m2
Including	Study
	Air Conditioning
	Built-in-Robes
	3 Phase Power
	Heating
	Liveability

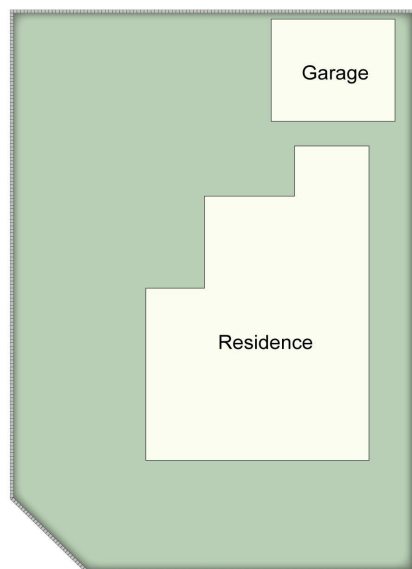
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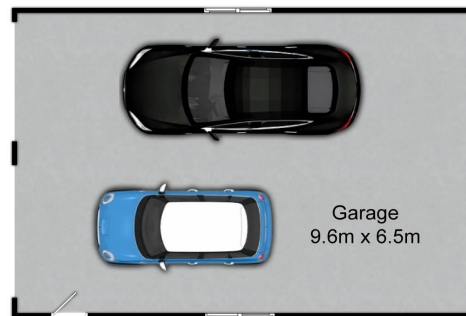
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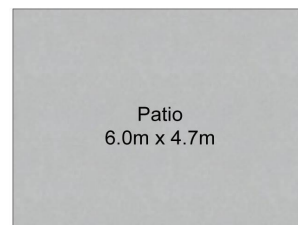




Site Plan
(Not to Scale)



Garage
9.6m x 6.5m



Patio
6.0m x 4.7m



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LJ Hooker
Maitland

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LJ Hooker