



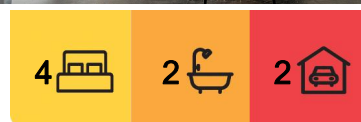
Bolwarra, 8 Pandanus Circuit

Stunning Residence in Dress Circle Locale

Living the life you have always wanted is easier when you arrive home to your new dream residence in Bolwarra. This Macdonald Jones splendour has been beautifully built and meticulously buffed to perfection by our modern owners and now, with a location change imminent, have decided to allow you an opportunity that just cannot be missed.

The location is Bolwarra, home to like minded professionals and people who thrive in this bustling community located just minutes from everything that makes this area so special. Positioned somewhat privately in this elevated estate with easy access in and out of the development, the property leaves nothing left to desire and a move in ready opportunity in existence.

The quiet street leads you to the front door where you are greeted by this pristine abode. Eagerly waiting to step inside, you move effortlessly throughout the floorplan which features all aspects that a contemporary palette craves. Children bedrooms towards one



For Sale
\$1.245M

View
ljhooker.com.au/1D13F6H

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(02) 4933 5511

end with activity area at hand, a delightful main bathroom servicing this area and a custom joinery study station sure to impress. High ceilings, shutters for the window furnishings and a feeling of opulence will certainly take over.

Your journey continues, leading you through to the oversized main bedroom, a bespoke entitlement with custom storage and furniture adding to the allure. This is a lovely room, quite and private where bedtime and complete relaxation go hand in hand.

Flowing seamlessly through to the main open plan living - is where the excitement levels rise, a stunning reflection of how "it is supposed to be", YOLO so soak this area up, take in the view of the "one of a kind" outdoor kitchen and cascading pool and pinch yourself, yes its yours!

Stroll through the large sliding door openings, past the dining area and media room and be amazed as to what lies in front of you. An entertaining area to enjoy for the ages, travertine tiling and a pool area backdrop to die for and grassed area, which is just enough, to soften the landscape.

Perfection comes in many shapes and sizes and truly, one size does not fit all. However if you are looking for a particular style of residence with quality, style and position in mind, then Number 8 Pandanus needs more than consideration. Leave procrastination behind and make the change now to a better way of living, here in Bolwarra, everyone's favourite address!

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438592920 and 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.



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More About this Property

Property ID	1D13F6H
Property Type	House
Land Area	717 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Built-in-Robes Area Views Close to Schools Close to Shops Close to Transport Liveability Pool

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

Todd Fisher 0438 592 920

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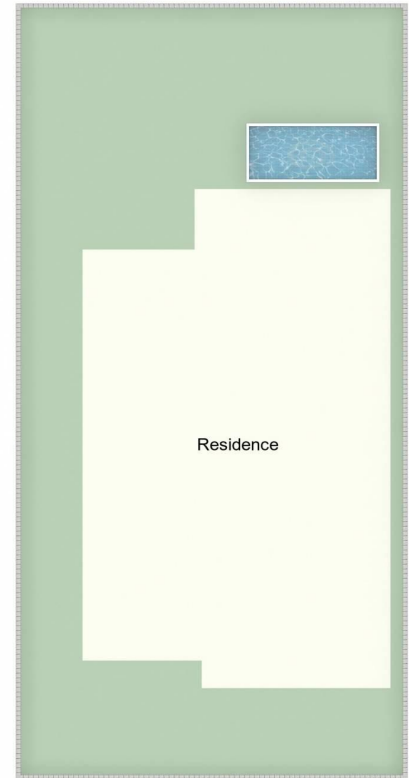
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Site Plan
Not to Scale

8 Pandanus Cct, Bolwarra

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