



207 Paterson Road Bolwarra Heights, NSW

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### Stunning valley views, family-focused home

Positioned for a dream lifestyle in sought-after Bolwarra Heights, this split-level home is designed with relaxed, yet stylish living in mind. The interiors offer plenty of space for families with three bedrooms, two bathrooms and dual living areas, and outside a refurbished pool and deck plus a large view-swept verandah provide a healthy choice of options for entertaining.

- Split-level home with soaring raked ceilings and exposed timber beams
- Two living zones and open plan dining with easy kitchen connection
- Granite-topped gas kitchen with dishwasher and in-built microwave
- Three bedrooms with BIR's and valley views, all open to the verandah. 4th bedroom / home office, your choice
- Two modern bathrooms including a master ensuite, abundant storage throughout the home
- Gas fireplace, ducted air-conditioning, oversized double garage with drive through access
- Upgraded pool and deck patiently waiting for the warmer months
- Huge lifestyle block, 10-min drive to East Maitland or Maitland CBD

**Price:** \$820,000



**Matthew Clarkson**

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GROUND LEVEL



UPPER LEVEL

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

207 Paterson Road, Bolwarra Heights



STONE