

# 163 Paterson Road, Bolwarra, NSW, 2320



## House For Sale

Monday, 23 December 2024

163 Paterson Road, Bolwarra, NSW, 2320

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Haggarty  
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## Charming Home with Breathtaking Rural Views

Positioned on a generous 740sqm block, the property offers four spacious bedrooms, two stylish bathrooms, and premium finishes throughout, combining comfort and elegance seamlessly. Nestled in the charming suburb of Bolwarra this beautifully renovated 1930s weatherboard home is a perfect blend of modern sophistication and timeless appeal.

Upon entering, you'll be welcomed by high ceilings and the natural beauty of original hardwood floors that guide you through the hallway to the open-plan kitchen and dining area. Hybrid wood floors are featured throughout the lounge, master bedroom and the guest bedroom, ensuring a smooth, stylish flow throughout. Large timber-framed sash windows in the lounge and front-facing bedrooms, dressed with Roman blinds, allow plenty of natural light to fill the space, while plantation shutters in the bathrooms offer both privacy and aesthetic appeal.

The lounge room is enhanced by a feature gas fireplace with a decorative timber mantel and with four-zone ducted air conditioning and stylish ceiling fans in the bedrooms and lounge, this home offers year-round comfort.

The heart of the home is the impressive open-plan kitchen and dining area, designed for both form and function. Equipped with Caesarstone benchtops, a breakfast bar, soft-close cabinetry, an induction cooktop, and a walk-in pantry, it's ideal for those who love to cook. The luxurious marble splash-back, pendant lighting, and built-in wine rack further elevate the space.

The master suite is a private retreat, with expansive rural views, a large walk-in wardrobe, and Veri Shades offering flexible light control. French doors lead to the entertainment deck and spa, making this a true sanctuary. The Federation-style ensuite features a freestanding timber vanity, vessel basin, and frameless glass walk-in shower. The family bathroom boasts a rainfall showerhead, a separate bathtub, and a sleek wall-mounted mirror with a beautiful free-standing vanity. The laundry is well-equipped with floor-to-ceiling storage and ample room for both a washer and dryer, as well as space for a wine fridge.

Ideal for entertaining, French doors open from the dining area to a spacious, covered deck constructed from high-quality Merbau timber, offering stunning rural views. This area is perfect for enjoying everything from morning coffees to evening gatherings, with the added bonus of a six-person jacuzzi. Electric outdoor blinds ensure the space is comfortable year-round.

A recently converted garage provides a versatile space, featuring French doors, wood laminate flooring, a ceiling fan, split-system air conditioning, and its own data point—ideal for a home office, kids' retreat, or studio.

This property is proudly marketed by Mick Haggarty, contact 0408 021 921 for further information or to book your private inspection.

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