

**21 Bolton Close, Bolton Point, NSW 2283**



**House For Sale**

Thursday, 9 January 2025

21 Bolton Close, Bolton Point, NSW 2283

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



Paul Wrigley  
0249596577



Julie Robinson  
0249596577

**\$749,000**

\* Perfect 4 bedroom home, suit the first home buyer or the investor - live in ready and room to improve for future growth\* Kitchen positioned beautifully in the heart of the home - featuring dishwasher and pantry\* Separate lounge room\* Open family dining and living room\* 4 bedrooms all with air-conditioning\* Generous main bedroom with double wardrobe\* Modern bathroom featuring free standing bath\* Covered outdoor BBQ zone\* Double garage with 2 remote doors\* 18 solar panels + battery for solar electricity saving\* Solar Hotwater\* All this on a manageable 703m2 block with a 20m frontage\* Manageable segregated yard perfect for pet management\* Approximate rental return of \$560.00-\$580.00 a week\* Brilliant central location - within a 10 minute drive you have access to multiple schools, Toronto CBD and other shopping villages, cafes, restaurants, cycle track, Fassifern train station etc\* Approximate 7 minutes walk to bus stop for public transport \* Approximate 7 minutes walk to local park, swimming baths, public jetty and boat ramp\* Call now for a private inspectionIdeal first home or perfect for the investor!!! 4 bedrooms with the kitchen sitting in the heart of the home. Multiple living and dining zones, double garage and workshop space plus yard for both children to play and pets to roam - it is a win win. Set in a quiet cul-de-sac - the perfect family location.From all of us at Ray White Toronto - Warners Bay - Wangi Wangi - North Lake Macquarie, we wish you every success in the search for your next property. If you would like more detail on this or to chat about one of the many other properties we have available please call or email us today..DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document