



**first
national**
REAL ESTATE

Maitland

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3 Glenview Street, Bolwarra Heights

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3 Glenview Street, Bolwarra Heights

Property Gallery

A Sunny Sanctuary

\$495,000



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David Haggarty

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Bedrooms Bathrooms Car spaces Land size

4

1

& second W.C

4

632 sqm





3 Glenview Street, Bolwarra Heights

Description



We have a rare opportunity for a family home with a pool in the ever-in-demand suburb of Bolwarra Heights in the sub \$500,000 price range. Enveloped by greenery, the heavenly home suits family from the four bedrooms to the country timber kitchen.

You will love the quiet street with only a handful of houses but the convenience of the general store and service station just down the road, the flat fully fenced yard with loads of car accommodation including a double length garage along with extra long carport as well as off street parking.

The kids are well looked after with the four bedrooms, loads of room outside, a large sunroom at the back of the home which would make an excellent playroom / second living room and the home is positioned in the Bolwarra Public School catchment.

Poolside BBQ's, early morning swims and late-night dips: having a swimming pool in your backyard is the very definition of the great Australian dream so call and make a private inspection today!

This property is proudly marketed by First National David Haggarty. For further information or to book your private inspection contact Michael Haggarty 0408 021 921 or Andrew Lange 0403 142 320. First National - We Put You First

Disclaimer: 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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3 Glenview Street, Bolwarra Heights

Floorplan

3 Glenview Street Bolwarra Heights

Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft

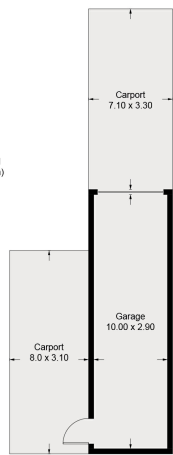
Garage = 29.0 sq m / 312 sq ft

Garden Shed = 5.2 sq m / 56 sq ft

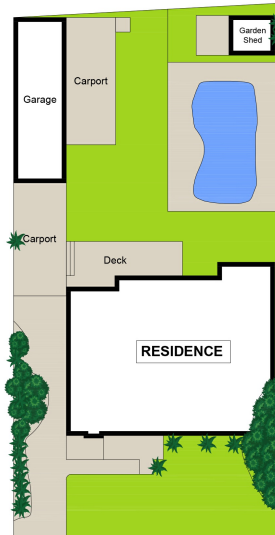
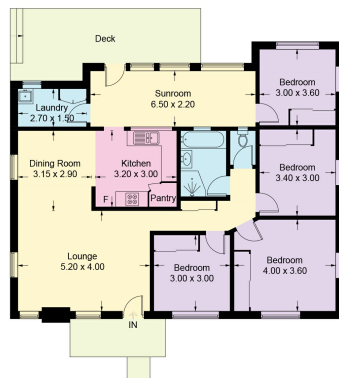
Total = 153.1 sq m / 1648 sq ft



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Site Plan
(Not To Scale)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID615161)



3 Glenview Street, Bolwarra Heights

Property Inclusions



OUTSIDE FRONT	
Concrete drive	
Steel front gate	
Weatherboard facade	
Tile roof	
Diamond grill security screen door	
Wall mounted porch light	
LOUNGE DINING	
Timber floors	
Ornate fireplace	
Roller blinds	
Ceiling fans	
TV point	
4 double power points	
Aluminium windows	
Flyscreens	
Teco AC	
Double door mirrored linen in hall	
KITCHEN	
Timber floors	
Timber cabinetry	
Fisher Paykel stainless steel range - retractable	
Electrolux under bench stainless steel oven	
Telarah bench mounted cooktop	
Fridge cavity	
Step-in corner pantry with auto light	
Microwave cavity	
Stainless steel downlights	
Everdure dishwasher	
Double sink	
BEDROOMS	
Sisal carpet	
	SUNROOM
	Timber floors
	Weatherboard walls
	Dome light fitting
	6 aluminium Windows
	Flyscreens
	Roller blinds
	Diamond grill security door
	Frosted window and hard back door
	Tiled back door area
	2 double power points
	LAUNDRY
	Grey floor tiles
	Double door linen and broom cupboard
	Free standing laundry tub
	Ball light fitting
	Single window and screen
	Roller blind
	2 double power points
	BACK
	All weather deck
	Outdoor lighting
	Single oversized carport
	Double length garage
	Paved undercover area or second

Mirrored robes	single carport
Ceiling fans	Inground pool
Roller blinds	Pool cover
Aluminium windows	Pool shed
Air vents	Outdoor shower
Flyscreens	Rotary clothes line
Daikin AC in the main	Paved pool area
	Fully fenced yard
BATHROOM	Second WC off the garage for pool
Grey floor tiles	Outdoor pool shower
Separate bath spa	
Air flow exhaust	
Feature wall tile	
Wall mounted mirror	
Air vents	
Separate WC	
Man hole	
Frosted glass window	
Single vanity	
IXL light	



3 Glenview Street, Bolwarra Heights

Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	16 Benshulla Dr	4	2	3	November 2019	1196 sqm	\$555,000
2.	254 Paterson Rd	4	1	2	November 2019	809 sqm	\$480,000
3.	25 Corina Ave,	4	2	2	October 2019	700 sqm	\$520,000

1.



2.



3.





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3 Glenview Street, Bolwarra Heights

Relevant Documents

[Rental Appraisal Letter](#)

[Contract of Sale](#)



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Around Bolwarra Heights



Bolwarra Heights enjoys an elevated position of around 47m above sea level offering sweeping views from the abundance of vantage points particularly from the Bolwarra Lookout and playground, which oversees the famous "Bolwarra Flats" farmlands. Bolwarra Heights began in the early 1820's with a land grant awarded to settler George Lang and shows no sign of slowing down now.

- Easy access to the Maitland CBD
- Larger homes becoming available in the area
- Increase in upper end property prices

AROUND BOLWARRA HEIGHTS

SCHOOLS:

- Bolwarra Public School
- Saint Peters Maitland
- Maitland Grossman High School

CAFES AND RESTAURANTS:

- Bolwarra general store and cafe
- Greenhills shopping centre
- The Levee
- The Whistler

ACTIVITIES:

- Maitland Levee/ Art gallery
- Steam Fest
- Tocal College

[Bolwarra Heights Market Update Video](#)



About Us

Michael Haggarty | Principal Licenced Sales Consultaint



Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a Licensed Real Estate Agent with a strong local knowledge and reputation, for telling it how it is ! He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 25 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call! Specialising in residential, rural and commercial sales / leasing, you cannot beat local knowledge and experience !

Links

[Mick Haggarty: Domain profile](#)

[Mick Haggarty: First National profile and current listings](#)

[Mick Haggarty: Realestate.com profile](#)

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All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.