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28 Hilldale Dr


Property Gallery

Life's stressors melt away as you drive through the sandstone gated drive

Traveling between immaculate established formal gardens you are presented with this impressive master built Treffyn Home.

\$1,085,000.00



 **first national**
REAL ESTATE
David Haggarty

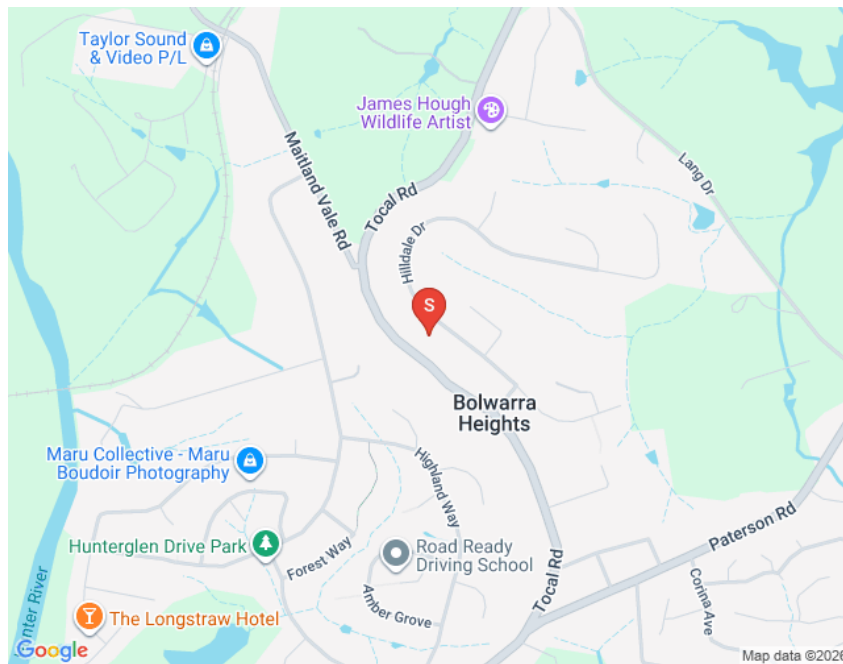
 (02) 4933 5544

 sales@davidhaggarty.com.au

Bedrooms Bathrooms Car spaces Land size

5 3 3 5859 sqm







28 Hilldale Dr

Description



Taking inspiration from a Federation Manor the home sits stately high in the block, presiding regally over prestigious Hilldale Drive.

No expense has been spared from the cedar cabinetry to the solid brass fittings, a grand country estate is the lingering impression you are left with like the scent of a firm leather chesterfield in the parlour of a homestead.

Privacy and connection: they are two conflicting values, yet the home has found both with a main suite in a separate wing of the home, with its bay windows, dressing room, spa-ensuite and library still only steps from the formal and informal living spaces.

The formal lounge and dining room offers grand living with its noble floor to picture-rail bay timber windows and dignified gold pendant lighting. The casual living area juxtaposes this with a softness tailored for family life; open and warm, overlooking the greenery of the garden with a wall of windows and the space to cook, dine and relax together.

Total year round comfort is provided with an open fireplace in the formal lounge, combustion fire in the living room and ducted air conditioning throughout.

In 1998, the property had extra accommodation added, the building of a log cabin, offering a full sized bathroom with sleeping and living space including a kitchenette. Air conditioning and a covered deck make for a home away from home for guests while allowing some privacy from the main home.

Covered and landscaped the outdoor areas provide lazy areas for retreat and formal realms for entertaining. An adult sized swing brings out the inner child in all and from the top of the property it looks down over the open lawns and interwoven spaces that give the garden a magical appeal while still feeling dressed. An integrated watering system keeps the jobs list down.

The triple garage is separated from the house by a rose covered arbour and has workshop space as well as three phase power. With large open windows for natural light and a patio area attached, it is a real asset for those who like to tinker.

An essay could be written about the attributes of this home, but realistically it can only be appreciated by visiting yourself so call Mick Haggarty today on 0408 021 921 to book a private inspection.

" First National David Haggarty, We Put You First "



Video Tour - 28 Hilldale Drive, Bolwarra Heights NSW 2320



28 Hilldale Dr

Inclusions



FRONT YARD

Master built "Treffyn" Home

Sand stone front entry gates and garden walls

Manicured lawns and established gardens

Formal rose gardens and hedges

Brick pathways

Bordered ash halt hot mix driveway

Wrap around veranda

Coach lights

Watering system

ENTRY

Tessellated tiled floor

Lead light windows with Waratah feature

Pendant light

Bi fold doors

Feature front door

Security screen door

FORMAL LOUNGE AND DINING

Open fire place

Tiled hearth

Plush cream carpet

Glass feature French doors onto veranda

Quality drapes

Bay shaped formal lounge room

Five light gold pendant lights

STUDY

Built in book cases

Two built in cupboards

Glass door and floor to picture rail window

Quality drapes

Plush cream carpet

Bi-fold doors to the formal dining

KITCHEN

Cedar cabinetry

Double fridge space

Island bench with granite bench top and drawers under

Bay window

Single and half sink

Fisher Paykel double dish draw dishwasher

Westinghouse wall integrated oven

Glass top electric stove

Down lights

Exhaust fan

Ceramic cupboard handles

LIVING ROOM

Combustion fire

Brick feature walls

Bay window overlooking the garden

Two Sets of French doors to the verandas

Quality drapes

Ceiling fan

Brass curtain rods

MAIN SUITE

Two bay windows one with French doors leading to the veranda

Full length windows

Plush cream carpet

Frosted glass pendant light

Dressing room

Arched timber feature window in the dressing room

Cedar vanity

Full length wall mounted mirror

Separate shower

Corner spa bath

Frosted glass timber windows

IXL light

Tessellated floor tiles

BEDROOMS 2 - 4

Glass pendant lights

Plush cream carpet

Lace curtains (bed 2&3)

Built in robes

Glass window door to the back garden (bed 4)

Full length timber windows

French doors leading to the veranda (bed 2 & 3)

Bay window (bed 4)

Quality drapes (bed 4)

MAIN BATHROOM

Tessellated floor tiles

Three way design

Cedar vanity
Linen press
Separate WC
Wall mounted mirror
Over mirror face lights
Separate bath and shower
Timber windows with frosted glass

LAUNDRY

Linen press
Tessellated floor tiles
Glass door to the court yard
Security screen door
Bench space with built in sink and cabinetry
Exhaust fan
Man hole
Built in ironing board cupboard

BACK GARDEN

Climbing rose arbour
Private pergola area
Brick pathways and courtyard
Swing built for an adult
Open lawns
Established gardens and trees
Private space not over looked

LOG CABIN

Open plan with kitchen, living area and bedroom space
Timber lined & fully insulated
Covered Porch
Separate bathroom with shower, vanity and WC
Cathedral ceilings
Reverse cycle split system air conditioning
Constructed in 1998
Timber path to main Residence
Fenced garden

TRIPLE GARAGE

Workshop space
Remote garage doors
Separate to the house
Undercover path to the house
Three phase power
Brick and tile construction
Timber windows & 2 access sliding doors

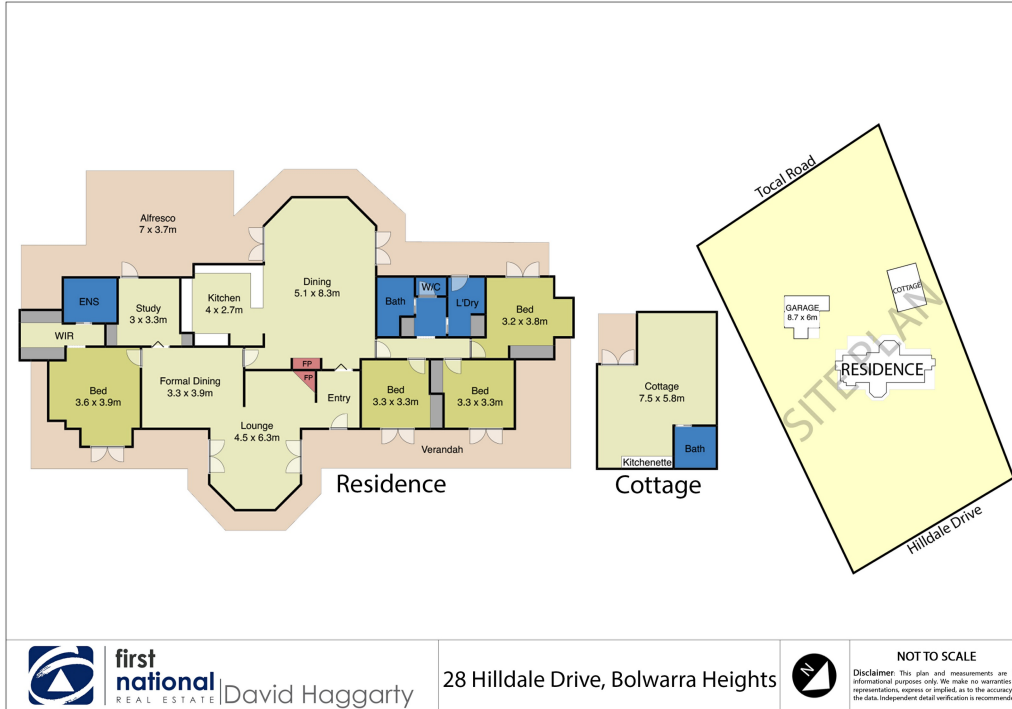
EXTRAS

Ducted air conditioning
Fully insulated ceilings
Ten foot ceilings
Security system
Solid timber internal doors with brass door stops, hinges and knobs



28 Hilldale Dr

Floorplan





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 Sale Profile](#)



28 Hilldale Dr

Relevant Documents

[Contract of sale](#)

[Rental Appraisal Letter](#)

[Suburb Profile - Bolwarra Heights](#)



About Us

MICHAEL HAGGARTY | Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



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