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Property Details



6A Cottonwood Close, Bolwarra

Welcome to Elegance: A Family Home with Room to Grow

4  4  2  **\$965,000**

1 Ensuite

Study

Rumpus Room

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Step into this elegantly crafted Macquarie Knight built residence, where modern sophistication meets functional elegance. Built in 2021, this home seamlessly blends luxury and comfort, creating an inviting and stylish living space. The property features sleek architectural lines and an open-plan layout that invites an abundance of natural light, enhancing the sense of space and tranquility throughout.

As you enter the ground floor, you are greeted by a generously sized living area that flows effortlessly into a stylish dining space, designed to accommodate both casual and formal gatherings. Welcomed into a beautifully designed kitchen that seamlessly combines style and functionality, it showcases appliances, ample cabinetry for all your storage needs, and a large island with stone benches featuring a waterfall edge that serves as both a functional workspace and a central hub for entertaining. The space also includes a walk-in pantry, a 900mm gas stove, a 900mm oven, and an impressive window splashback that adds a touch of elegance and natural light.

The first floor hosts the master bedroom, a rare find that provides both convenience and luxury. This bedroom features a spacious walk-in robe and a private, ensuite bathroom, offering a secluded retreat for guests or family members who prefer ground-floor living. Alternately, this

layout would accommodate multi-generational families easily.

Ascending to the second level, you will find three well-appointed bedrooms, each thoughtfully designed with built-in wardrobes and plush carpeting for added comfort. The second master bedroom is a haven of relaxation, complete with a lavish ensuite bathroom that includes contemporary fixtures, elegant finishes, and a serene aesthetic. Additionally, the upstairs area features a private family living space, perfect for unwinding or enjoying quality time together.

For those who work from home or need a quiet space for study, the dedicated study room provides an ideal setting for productivity and focus.

The property is designed for outdoor enjoyment as well, with a beautifully landscaped backyard that features a covered alfresco area. This space is perfect for entertaining guests or enjoying peaceful family gatherings amid the tranquility of your private, low maintenance garden. An additional feature of this home is the inclusion of a drive through garage providing yard access for vehicles.

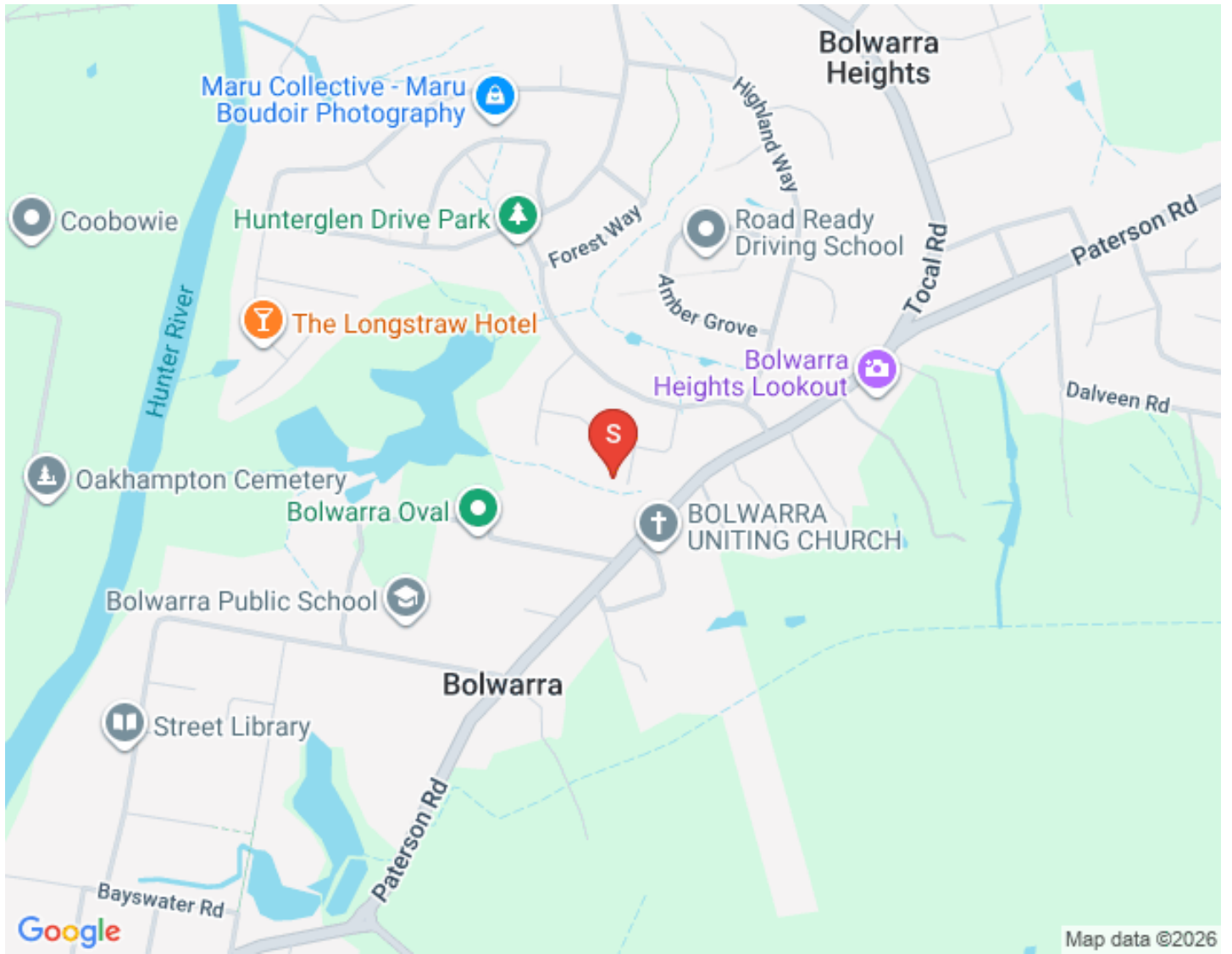
Located in the serene and family-friendly neighborhood of Bolwarra Heights, this home offers the perfect combination of peaceful living and practical convenience. It is ideally situated close to local schools, parks, and amenities, ensuring that all essential services are within easy reach.

This residence, meticulously designed and thoughtfully laid out, is not just a home but a lifestyle statement. Embrace the opportunity to experience the perfect blend of modern luxury and comfort in this exceptional property.

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

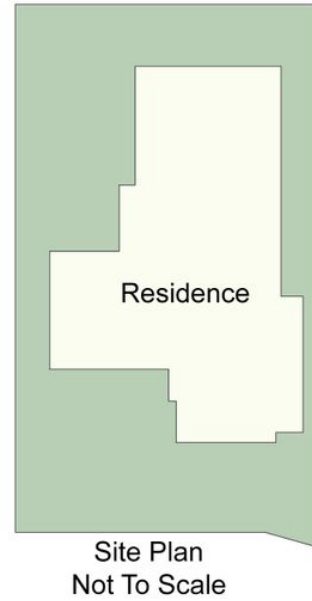
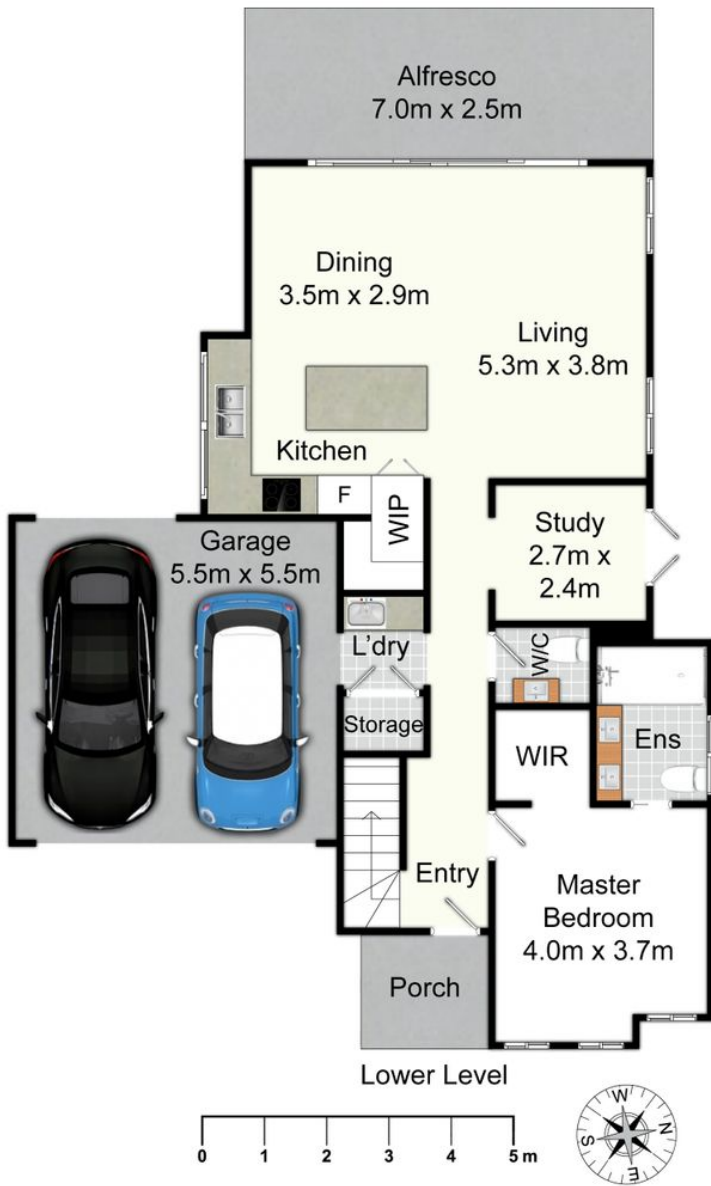
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

First National Real Estate - We Put You First



Next Open Home:

Floorplan



6A Cottonwood Cl, Bolwarra

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



Property Inclusions

Exterior

FRONT

Porch

Double garage with internal access

Double remote timber-look garage door

Brick, cladding and tile façade

Double driveway

Crazy stone feature collum

Pedestrian access to rear yard

REAR

Drive through garage with rear vehicle access

Paved alfresco area

Fully fenced yard

Colourbond fencing

Undercover alfresco area with downlights

Lawn area

Water tank

Pedestrian gate to yard

Drop down clothes line

Gravel utility area at side

EXTRAS

Ducted AC

Living | Dining

LIVING | DINING

Stone look floor tiles

Gas bayonet

Two sliding glass windows

Roller blinds

Two stacker sliding doors

Tv point

Downlights

Powder room in hallway

UPSTAIRS LIVING AREA

Charcoal plush carpet

Corner double sliding window

Downlights

Linen press in hallway

Kitchen

KITCHEN

Walk in pantry

Window splash back

Island bench with waterfall edge and power points

Stone benches

Gas 6 burner cooktop

Pendant lights over breakfast bar

Downlights

Double sink

Fridge neish

Soft touch handleless cabinetry

Integrated dishwasher

Bedrooms | Study

DOWNSTAIRS MASTER SUITE

Charcoal plush carpet

Three awning windows

Roller blinds

Downlights

Walk in robe

UPSTAIRS MASTER

Ensuite

Built-in robes

Charcoal plush carpet

Roller blinds

Awning windows

Downlights

Beige painted walls

BEDROOMS THREE + FOUR

Charcoal plush carpet

Three awning windows to one room and sliding window to other

Roller blinds

Downlights

Beige painted walls

Sliding door built in robes

STUDY

French doors to yard

Charcoal plush carpet

Roller blind

Beige painted walls

Wet Areas

ENSUITE

Stone look floor tiles

Oversized shower

Clear glass shower screen

Double vanity with timber-look cabinetry

Wall mounted mirror

Porcelain WC

Frosted glass sliding window

Roller blind

Wall mounted towel rail

FAMILY BATHROOM

Separate WC

Egg shaped free standing bath

Stone look floor tiles

Single vanity with wood-look cabinetry

Wall mounted mirror

Double power point

Clear glass shower screen

Floor to ceiling wall tiles

Frosted glass sliding window

Roller blinds

Relevant Documents

[Marketing Contract](#)

[Rental Appraisal Letter](#)

Comparable Sales



8 PANDANUS CIRCUIT, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 2 Car
\$1,245,000
Sold ons: 14/06/2024
Days on Market: 130

Land size: 717
sale - sold



104 PATERSON ROAD, BOLWARRA, NSW 2320, BOLWARRA

4 Bed | 2 Bath | 2 Car
\$1,210,000
Sold ons: 31/05/2024
Days on Market: 102

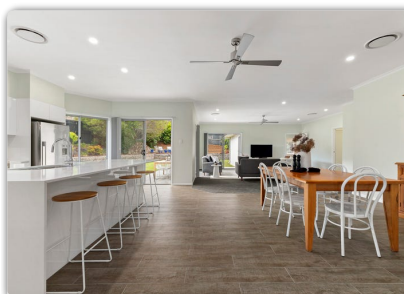
Land size: 740
sale - sold



11 FOREST WAY, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

5 Bed | 3 Bath | 4 Car
\$1,280,000
Sold ons: 24/05/2024
Days on Market: 102

Land size: 1090
sale - sold



118 BOLWARRA PARK DRIVE, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

5 Bed | 2 Bath | 2 Car
\$1,200,000
Sold ons: 16/02/2024
Days on Market: 23

Land size: 1081
sale - sold



35 HIGHLAND WAY, BOLWARRA HEIGHTS, NSW 2320, BOLWARRA HEIGHTS

5 Bed | 2 Bath | 2 Car
\$1,180,000
Sold ons: 19/04/2024
Days on Market: 46

Land size: 1304
sale - sold

Around Bolwarra

Bolwarra / 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 / 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

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Bolwarra / Bolwarra Heights falls on the traditional lands of the Mindaribba people.

AROUND BOLWARRA / 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

About Us



MICHAEL HAGGARTY

PRINCIPAL, DIRECTOR | CLASS 1 LICENCED REAL ESTATE AGENT

0408 021 921

mick@fnrem.com.au

With over three decades in the game, Mick Haggarty is one of the most experienced and respected agents in Maitland and the Hunter Valley. A Class 1 Licensed Real Estate Agent, Auctioneer, and Stock & Station Agent, Mick is known for his no BS approach, honest advice, and people-over-property mindset.

He doesn't sugar-coat it — he tells it straight. Clients trust Mick because he takes the reins, keeps them informed, and delivers real results without the fluff. Backed by deep local knowledge and a history of record-breaking sales, he's the guy locals turn to when they want things done right.

Straight talk, smart strategy, and a serious passion for property — that's Mick Haggarty.

Disclaimer

First National Real Estate Maitland a declare that 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 inquiries.

All images in this e-book are the property of First National Real Estate Maitland. 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.