Table of Contents

- Property Details
- Floorplan
- Property Video
- Property Inclusions
- Relevant Documents
- Comparable Sales
- Around Bolwarra Heights
- About Us
- Disclaimer

Property Details



8 Benshulla Drive, BOLWARRA HEIGHTS

A Great Start for the Family

3 1 2

$575,000 - $589,000

Ducted Cooling | Rumpus Room | Ducted Heating

Courtyard | Fully Fenced | Built In Robes

Nestled in a sought-after locale, this solid family home is tucked away in a branch of Benshulla Drive overlooking an open reserve. With living areas on the top floor, natural light and cooling southerly breezes make living here a delight.

The perfect choice for a young family, this home offers versatility over two well-designed levels, a large screened and paved undercover outdoor living area and a secure garden for the kids.

Further features of the home include:

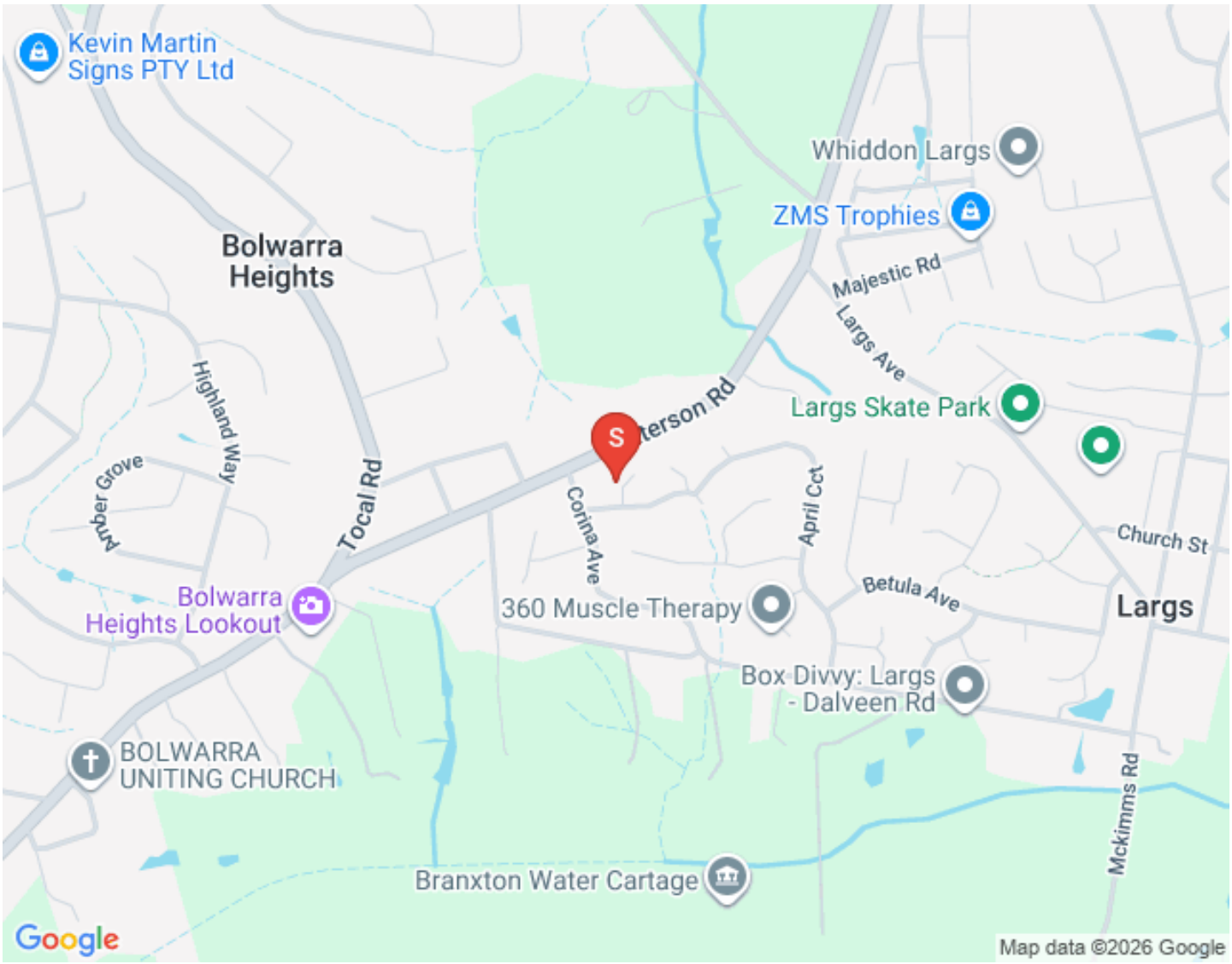
- Ducted AC throughout the top level
- A generous main bedroom complete with built-in robes
- Family bathroom with a built-in bath and separate WC
- Large additional living space downstairs with boundless options. Use it as a second living room, ideal work from home option or convert it to a parent&#65533;s retreat.
- Under house storage at the rear of the garage and a separate storage room in the rumpus
- Spanning the width of the home a screened outdoor living space works as a greenhouse but enjoy spreading out with the family protected from the bugs as well
-

This property is proudly marketed by Patrick Howard 0408 270 313 and Kaitlin Crowe 0423 520

914 for further information or to book your onsite one on one inspection.

First National David Haggarty, We Put You First

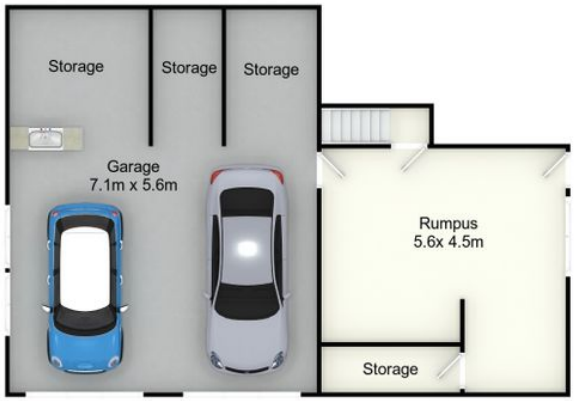
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.


Kevin Martin Signs PTY Ltd
Whiddon Largs
ZMS Trophies
Bolwarra Heights
Majestic Rd
Largs Ave
Highland Way
Largs Skate Park
Amber Grove
Tocal Rd
Corina Ave
April Cct
Church St
Bolwarra Heights Lookout
360 Muscle Therapy
Betula Ave
Largs
Box Divvy: Largs - Dalveen Rd
BOLWARRA UNITING CHURCH
Mckimms Rd
Branxton Water Cartage
Google
Map data ©2026 Google

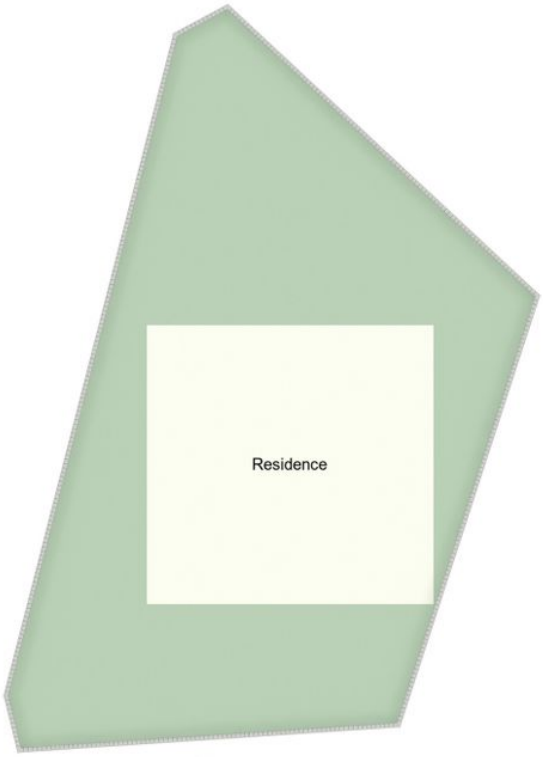
Floorplan



Upper Level



Lower Level



Site Plan
(Not to Scale)



8 Benshulla Dr, Bolwarra Heights

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.

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Property Video

Property Inclusions

Front

Brick and tile two story construction

Two single garage pivot doors

Front veranda

Established garden beds

Twin driveways

Security screen door

Lounge room

Cream painted walls

Pile carpet

Tri-light

TV point

Wall mounted AC

3 single power points

Block out drapes

Heritage bars on the windows

Gas bayonet

Dining room

Pile carpet

Cream painted walls

Single power point

Phone connection

Pendant light

Block out drapes

Aluminium sliding window

Bi fold door

Kitchen

Lino flooring

Cream painted walls

Laminex benches

Roller blinds

Kitchen curtains

Single sink

Free standing stove

Pantry

Fridge cavity

Two ceiling lights

Stairs to rumpus

Main Bedroom

Double door mirrored robe

Pile carpet

Cream painted walls

Dome light

Lace privacy curtains

Roller blind

Heritage bar window

Single power point

Phone connection

Bedrooms 2-3

Pile carpet

Heritage bars on front bedroom window

Single power point

Lace curtains

Roller blinds

Dome light

Cream painted walls

Robe to the main

Bathroom

Cream tiles

Separate bath and shower

Vanity with bench

Extractor fan

Frosted glass sliding window

Single vanity sink

Wall mounted mirror

Single towel rail

Single power point

Separate WC

Linen press in hall

Rumpus Room | Home Office

Cement floor

Built in bookcase

Double power point

Wall mounted lights

Storage room

Aluminium sliding window

Drop down blind

Door to yard

Door to stairs

Door & screen door to garage

Laundry

Sliding door

Manhole

Lino flooring

Shelf

Cupboard and bench

Aluminium sliding window

Wash tub

Washing machine taps

Hard door and screen door with auto closer

Rear

Screened outdoor area

Laser light roofing

Paved

Exterior shade awnings

Fully fenced

Colourbond fencing

Pauling fencing

Rotary clothesline

Lawn are

Established gardens

Tap

Double Garage

Under house storage

Fluro lights

Two frosted glass windows

Meter box

Sink with hot and cold water

Shelving

Extras

Ducted AC

Flyscreens

NBN connected

12 month old electric hot water

Relevant Documents

Contract of sale
Rental Appraisal Letter

Comparable Sales

217 PATERSON ROAD, BOLWARRA HEIGHTS NSW 2320

3 Bed | 1 Bath | 1 Car
$535,000
Sold ons: 07/01/2021

119 PATERSON ROAD, BOLWARRA NSW 2320

3 Bed | 1 Bath | 1 Car
$525,500
Sold ons: 07/12/2020

11 DOUGLAS CLOSE, LARGS NSW 2320

4 Bed | 2 Bath | 2 Car
$595,000
Sold ons: 12/01/2021

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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

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

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

Call Pat
Email Pat

Disclaimer

First National David Haggarty 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 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.