



25 Tocal Road Bolwarra Heights, NSW

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A dearly-loved garden retreat

Sitting on a breathtaking 7 acre garden block, this welcoming home presents a wonderful opportunity to create something truly special in a highly desirable community. Interiors enjoy peaceful ambience, warmth and ready-made comfort, and while it's charming and ready to love, there is also fantastic scope to add value with some modern updates either now or down the track.

- Single-level living with under-house garage, workshop and entertaining area
- Spacious L-shaped living/dining with split-system a/c and full-length windows
- Retro kitchen with electric oven, well-presented bathroom, separate w/c
- Three robed bedrooms, dedicated home office, large rear sunroom

Council Rates: \$584.00 p/q
Water Rates: \$660.00/year (approx)

Debra Ford

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UNDER HOUSE

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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