



Table of Contents

- Craving a Lifestyle Change? Welcome to Amberdale
- Description
- Floorplan
- Property Video
- Property Inclusions
- History of the Church Hall
- Comparable Sales
- Relevant Documents
- Around Bolwarra Heights
- About Us
- Disclaimer



49 Lang Drive, Bolwarra Heights

Craving a Lifestyle Change? Welcome to Amberdale



\$1,499,000

Bedrooms Bathrooms Car spaces Land size

5

3

2

4.44 hectares







NSW

COVID-19
OPEN HOME INSPECTION PROTOCOL

Follow our protocol, 30 minutes and you're done. Then come to our scheduled Open Home. When you arrive, we'll conduct your chosen inspection from outside in the yard. If you need to check out anything inside the house, we'll take a maximum of 30 minutes. For more of 30 mins, sorry, booking of appropriate level of inspection required.

INSPECTION RULES

- 50** minutes
- No access to bedrooms, living areas
- 1.5m social distancing - 1.5m between people and 1.5m to all walls
- No touching, please use the hand sanitiser provided for you with 70% alcohol

First National





49 Lang Drive, Bolwarra Heights

Description



Behind a post and rail fence a long gravel driveway flanked by flowering leafy trees leads into Amberdale, a vast family home on approx. 11 acres. Perched on a beautiful spot in an area of rolling hills surrounded by huge eucalypts the north east facing home captures the best of the Australian sun doing justice to its leafy setting. With sweeping vistas of rolling green hills and light filtered paddocks, it is easy to see how the land stole the hearts of a family at first sight in 1977 when the home was constructed. Forty-three years later, the children are grown and Amberdale is ready for her next chapter.

In an homage to the land the house is beautifully built, the craftsmanship throughout is just superb and the many quality fittings have stood the test of time.

Not surprisingly, the family is often found convening in the large kitchen where mum, dad, the whole family can be all at once doing different things and no-one is in anyone's way. A clever breakfast bar spanning from the kitchen to the family den is open so you can be cooking and chatting at the same time. It's an easy space for family life.

Both formal and informal living is accounted for as in addition to the den, large formal lounge and dining rooms span the front of the home and a handy breakfast room is situated just off the kitchen with access to the yard from the sliding glass doors.

The bedrooms with large timber framed windows feel especially light and airy. The vast ensuite off the main bedroom is cleverly zoned so that the WC and shower are separate rooms within the bathroom. A dressing room that is the size of a regular bedroom sits off the main along with an excellent space that could be used for your study as easily as it could be a 5th bedroom (perfect for a nursery as it has a connecting door to the main suite). You will love the real separation between the bedroom spaces with the remainder of the rooms on the other side of the home. A further two of these bedrooms have walk in robes and all are serviced by the cleverly designed main bathroom.

The owners invested in excellent insulation and no matter what's happening outside, the home is tranquil, cosy and calm on the inside but if the weather is extreme there is ducted air conditioning. On a crisp winter's day, you will likely to be found curled up on the sofa soaking up warmth from the wood burning fireplace. Where winter is all about the fireplace, summer is all about the pool. Early morning swims, poolside BBQ's, and late-night dips: having a swimming pool is the very definition of the great Australian dream.

An all-weather sail allows the outdoor area to lend itself to easy breezy Sunday mornings and bridges the house and pool yards. A remote garage leads to a large entertaining or games room which is well equipped with a bathroom, gas heating outlet and plantation shutters.

One of the key features of this home is the gorgeous St Andrews Church Hall erected in 1880 at the High St Largs site and later relocated to its current position on the hill. What you would make of the 120 year old hall is only limited by your imagination but could be converted to a truly unique Airbnb. The timber clad walls and original casement windows will make your heart flutter as soon as you enter this iconic building of Bolwarra Heights.

With almost 11 acres and a dam to play with, running some furry friends is an option but the property has the potential to be subdivided into two extra blocks STCA or the kids can have a true free-range childhood. It's hard to believe you will be only 13 minutes from the city when you live in a paradise surrounded by native bush but a hop, skip and a jump from all that the Maitland CBD has to offer you will be.

Come and inspect Amberdale because if you make her your next move you will feel so blessed to be able to come through our front gate and be at home.

Disclaimer: All information herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy.





49 Lang Drive, Bolwarra Heights

Property Video

[Property Video](#)



49 Lang Drive, Bolwarra Heights

Property Inclusions



FRONT		
Established Liquid Amber lined tree driveway	FORMAL LOUNGE	Ornate tile flooring
Blossom tree lined driveway	Wool sisal carpet	Frosted glass windows
Separate carport	Beige painted walls	Exhaust fan
Light posts	Entry from the front hallway and open to formal dining room	Large shower recess
Arbor	Timber skirts and door jams	Dome lights
Brick pillar and post and rail entrance	Timber doors	Wall mounted electric heater
	2 x 5 light drop lights	Tiled vanity
CHURCH HALL	Sliding and casement windows	Towel rails
Original Saint Andrews of Largs church hall relocated to site	Drapes	Built in bath
Original timber 6" floors	DEN	LAUNDRY
Casement windows	Wool sisal carpet	Tile flooring
Timber wall panels	Brick walls	Timber door jams, windows and doors
Wall lights	Ducted AC	Cavity door to hallway
Store room at the back	Curtains	External access door
Ideal airbnb or home business	Drop light	Double towel rail
Situated in small yard of it's own	Timber and glass door to yard	Walk in storeroom with floor to ceiling shelves
	Built in wood burning fire	Flyscreens
ENTRANCE ROOM	Timber mantle	Laundry tub
Ornate tile flooring	Wood-store cupboard	Washing machine taps
Timber panelled walls		Wall tiles Fluro light
Lead light and timber double front doors	KITCHEN	2 double power points
Amber glass pendant light	Patterned tile benches and splash back	Additional hallway linen press with additional overhead storage
	Breakfast bar	GAMES ROOM
MAIN BEDROOM	Cut-out window to den	Lino flooring
Wool sisal carpet	Timber kitchen cupboards	Shower
Beige painted walls	Kitchen curtains	WC
Pendant light	Original lino floor	Vanity
Timber window frames	Copper feature range	White shutters
Timber skirtings	4 ring electric stove	Fluro lighting

Timber door and frames	3 double power points	Phone connection
Extra-large dressing room with shelving and window	Westinghouse wall mounted double oven	4 double power points
Three way ensuite	Phone connection	Exhaust fan
Large walk in shower room with frosted glass window	Original brass handles	Access to garage
Separate WC	Whirlpool dishwasher	Undercover access to house
Wall mounted electric heater	Ducted AC	Security system
Tiled vanity		Flyscreens
Blue floor tiles	MEALS	
Timber door	Original Lino flooring	
	Sliding glass door to alfresco area	YARD
	Screened door	Chlorine inground pool
	Curtains	Double remote garage
STUDY	Pull down light over table space	Access from garage to games room & rear yard
Access from main bedroom and hallway		Fluro lighting
Could be used as a 5 th bedroom	BEDROOMS 2-4	Man hole
Sliding timber doors	Wool sisal carpet	Workshop space
Casement window	Dome light	Workbench
Curtains	Drapes	Storage
Dome light	Flyscreens	All weather sail that can be removed in winter
	Timber skirts, window frames and door jams	Security lighting
FORMAL DINING ROOM	Timber doors	Brick and tile facade
Wool sisal carpet	Walk in dressing rooms to 2 rooms with shelving	Pebble Crete footpaths
Beige painted walls	Door to yard from 2 rooms	EXTRAS
Curtains		Double Ventus ventilation system throughout whole house
Crystal pendant light	MAIN BATHROOM	Security system
Timber doors, window frames and skirting boards	Three-way design	Ducted AC to kitchen and den
	Separate WC	Solar hot water
	Extra sink for WC	



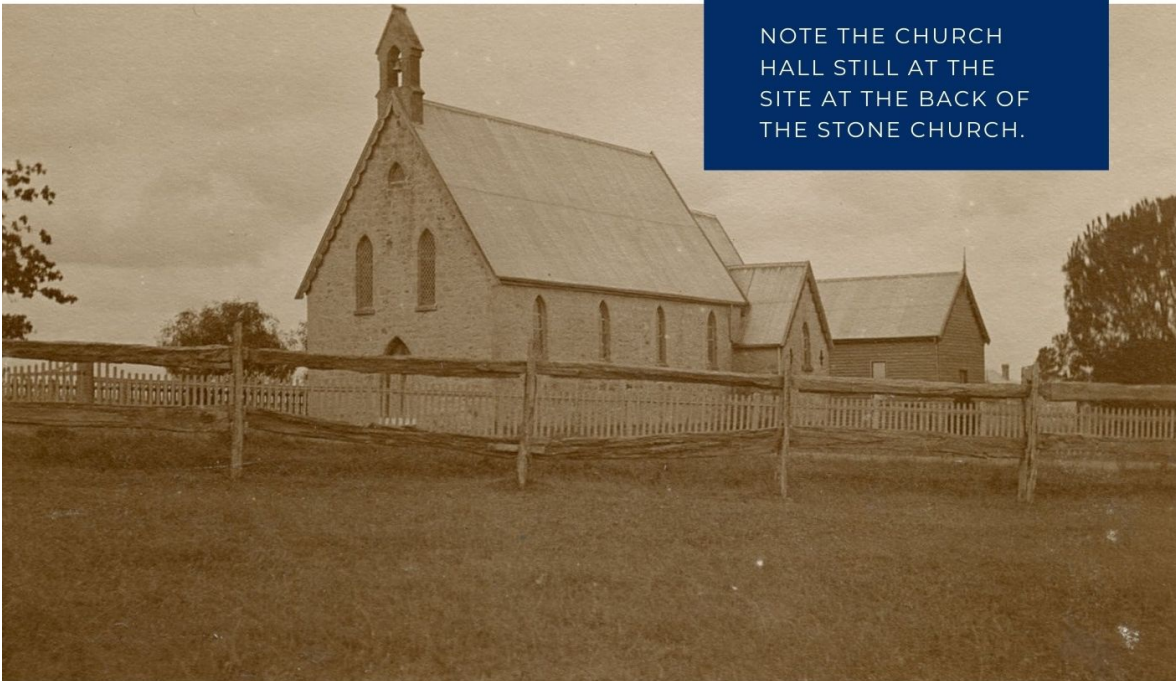
49 Lang Drive, Bolwarra Heights

History of the Church Hall

ST ANDREW'S
ANGLICAN
CHURCH AND
HALL EST. 1862

Photo below of St Andrew's church situated on the original site on the corner of Church and George Streets Largs .

NOTE THE CHURCH HALL STILL AT THE SITE AT THE BACK OF THE STONE CHURCH.



BLACK AND WHITE PHOTO OF THE CHURCH WITH A RAINBOW IN THE BACKGROUND.



CURRENT PHOTO OF THE CHURCH HALL LOCATED AT AMBERDALE.



INTERNAL PHOTO OF THE HALL TODAY THOUGHT TO HAVE BEEN THE ORIGINAL CHURCH OF ENGLAND CHURCH OF LARGS BEFORE THE STONE CHURCH TODAY.

[Link to Maitland Mercury article on 11 December 1862 about the laying of the foundation stone of St Andrews Church - note the mention of the wooden hall used as a church prior to the construction of the new stone church.](#)



49 Lang Drive, Bolwarra Heights

Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	352 Tocal Road	4	2	7	May 2019	2.82ha	\$1,625,000
2.	72 Paterson Road	5	4	6	February 2019	2.73ha	\$1,850,000
3.	229 Glenarvon Road	4	2	2	November 2018	4ha	\$1,800,000





Relevant Documents

[Contract of Sale](#)



49 Lang Drive, Bolwarra Heights

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](#)

[Like FNDH on Facebook](#)

[Check out our property videos on FNDH youtube channel](#)



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.