



42 Stanley Avenue Farmborough Heights, NSW



## Modern comfort meets a premium family lifestyle

Designed for effortless contemporary living and entertaining, this peacefully positioned property is the perfect choice for a growing family or first home buyer. A stylish full renovation breathes new life into its dual-level floor plan, while a picturesque address in a popular suburb enjoys the best of all worlds, approx. 2km from Unanderra town centre and 8.5km from Wollongong CBD.

- Fresh and immaculate inside and out on an elevated, beautifully landscaped block
- Open lounge/dining area with leafy views, plus home gym or office downstairs
- Sleek bifold flow to north-east facing deck surrounding the in-ground pool
- Gourmet kitchen boasting a grand island, integrated dishwasher and skylight
- Ample storage with robes throughout, generous storeroom and large garden shed
- Reverse-cycle A/C, full bathroom plus modern laundry, off-street parking
- Less than 250m to Wollongong bus and approx. 2.5km to Unanderra station
- Approx. 1.1km to Cedars Christian College, 1.6km to Farmborough Road Public School

The below rates are provided as a guide:

**Inspect:**

Saturday, 16th November 2024 9:30 - 10:00

**Auction:**

30/11/2024 04:30 pm

**Price:**

Auction Guide \$895,000



**Angela Bolton**

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Farmborough Heights



Ground Floor



Lower Ground Floor



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.