



## 31 Silkstone Street, FARLEY, NSW 2320

Stylish, Low-Maintenance Living in Growing Farley!

Step into modern comfort with this stylish 3-bedroom duplex, thoughtfully designed for effortless living and entertaining. A seamless flow from the open-plan interiors to the inviting deck creates the perfect setting for gatherings, while landscaped garden beds add a refreshing touch of greenery. Creature comforts are well taken care of with air conditioning, ceiling fans, and the bonus of solar panels for energy efficiency, making this home as practical as it is appealing.

### Property Features:

- Three generously sized bedrooms all with built-in robes and ceiling fans
- Master bedroom with private ensuite and a walk-in robe
- Modern kitchen featuring stainless steel appliances, gas cooking, ample storage & breakfast bar
- Open-plan living and dining flowing seamlessly to a private alfresco area
- Split-system air conditioning
- Main bathroom with combined shower and bath, plus a separate toilet

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 124P2274

### SALE DETAILS

**For Sale \$650,000**

### CONTACT DETAILS

**Elders Advantage Group**

2/8 Billbrooke Close  
Cameron Park, NSW  
02 4013 1929

**Ricky Briggs**

0400 312 136

- Single lock-up garage with internal access
- Low-maintenance, fully fenced yard â## ideal for kids or pets

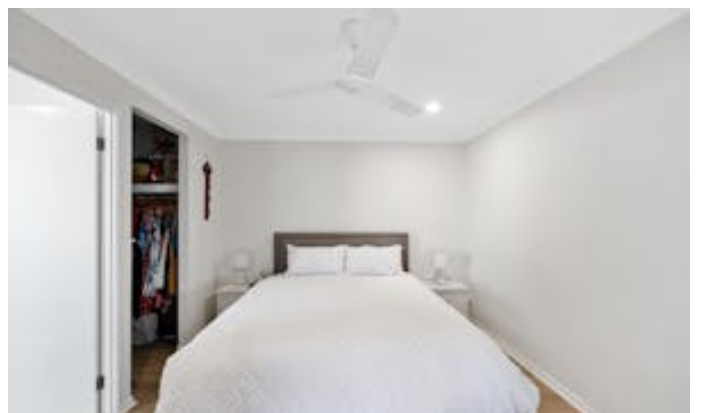
Why You'll Love It:

- Torrens Title - no strata fees!
- Positioned in a well-established, family-friendly neighbourhood
- 7 minutes to Maitland CBD, 3 minutes to Rutherford shops
- Close to schools, parks, and transport

Elders Advantage Group have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.

Other features: Carpeted

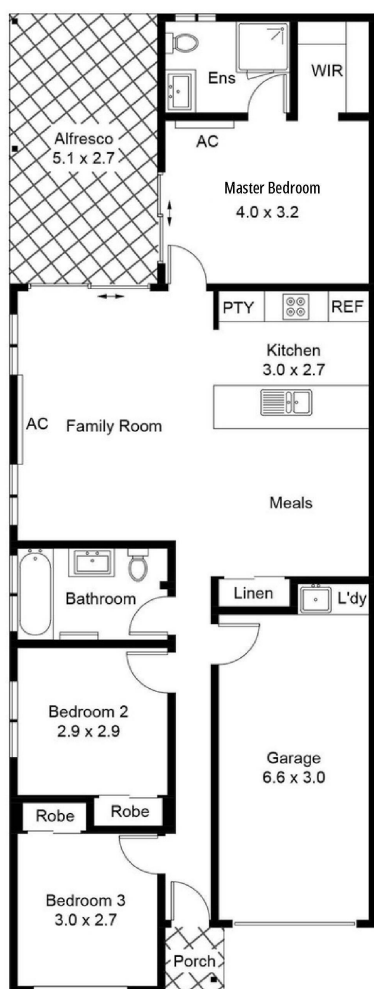
- Land Area 346.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage







31A Silkstone Street, Farley



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



Advantage Group