

26 Royston Circuit, Farley, NSW 2320

House For Sale

Wednesday, 29 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 497 m2

Type: House



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\$690,000 - \$720,000

Property highlights:- A stunning 2022 NCL Home in a wonderful, family friendly location.- Gourmet kitchen with an island bench, 20mm Caesarstone benchtops, a dual stainless-steel sink, a subway tile splashback, a walk-in pantry, a Venini oven with a 4 burner gas cooktop and a stainless steel dishwasher.- Media room with a recessed entertainment wall, carpet, an electric fireplace and a sliding door to the alfresco.- Open plan kitchen, living and dining room with stylish pendant lights, air conditioning and access to the alfresco area.- Large master bedroom with a walk-in robe, a ceiling fan and an ensuite, plus three family bedrooms with mirrored robes, carpet and ceiling fans.- Luxurious bathroom and ensuite with 20mm Caesarstone benchtops, separate showers with built-in recesses, modern tiling and fixtures.- Contemporary tiles, plush carpet, ceiling fans and vertical blinds throughout.- Undercover tiled alfresco with LED downlights overlooking the fully fenced and grassed backyard.- Double attached garage with internal access.- 2000L water tank, instant gas hot water and 2 split system air conditioning units.Outgoings:Council Rates: \$1,932 approx. per annumRental Return: \$650 approx. per week Discover the epitome of modern living in this 2022 NCL Home in the popular suburb of Farley. Embrace the convenience of an almost brand-new home, where every detail has been thoughtfully considered, making it ready for you to step in and start creating cherished memories, straight away.This convenient location offers seamless access to your daily essentials. Enjoy a range of local schools, recreational facilities, and abundant retail choices in the nearby Rutherford area. A quick drive will take you to Maitland's historic CBD, while the tempting delights of the Hunter Valley Vineyards are just a short 20-minute drive away.Nestled among other new, quality homes in a family-friendly neighbourhood, this property exudes street appeal, with a contemporary brick, Weatherboard and Colorbond roof facade, a spacious front lawn and landscaped garden. The concrete driveway leads to an attached double garage with internal access, complementing the stylish facade.Stepping inside you'll discover a modern haven featuring abundant natural light, contemporary tiles, plush carpet, and stylish window treatments. Modern downlights seamlessly light the entire home, creating a warm and inviting atmosphere.Privatey situated at the front of this cleverly designed home, the master bedroom is a cosy retreat. A large window with vertical blinds brightens the space, overlooking the front yard, and a ceiling fan and split-system AC ensure comfort year-round. The room includes a walk-in robe and luxurious ensuite featuring a twin vanity with a 20mm Caesarstone benchtop and a separate shower with built-in recess.This lovely home also features three spacious family bedrooms, each adorned with large mirrored built-in wardrobes, plush carpeting, and ceiling fans for added comfort. These bedrooms share a well-appointed family bathroom, showcasing a vanity with a 20mm Caesarstone bench, a shower with a built-in recess, a built-in bathtub, and a separate WC.The highlights of this property are the fantastic living spaces, including a spacious media room at the rear. The room features a stylish black recessed wall, offering ample space for the entertainment system and includes an electric fireplace, perfect for the cooler seasons. Relax in comfort with a ceiling fan, cosy carpeted floors, and easy access to the rear yard through a sliding door leading to the alfresco area.The expansive open-plan kitchen, living, and dining area is bathed in natural light, creating an inviting atmosphere. The space features a Haier split system air conditioning unit for added comfort, complemented by two stylish pendant lights overhead. A sliding door seamlessly connects the interior to the alfresco space. The kitchen itself is a delight, equipped with a generous island bench, 20mm Caesarstone benchtops, a dual stainless sink, a sleek subway tile splashback, and a convenient walk-in pantry. There are quality appliance in place, with a Venini oven, 4-burner gas cooktop, and stainless steel dishwasher Stepping out into the rear yard, a covered tiled alfresco area awaits, adorned with LED downlights for a perfect evening of entertaining. The lush green grass wraps around the rear of the house, providing plenty of room for the kids and pets to play. Complete with Colorbond fencing for privacy, the backyard is both secure and stylish. A 2000-litre water tank adds practicality to this outdoor area.This impressive family home, set in such a fabulous location, is bound to attract a great deal of attention from a wide range of buyers. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.Why you'll love where you live; - Located a short 20 minute drive from the world class dining and attractions of the Hunter Valley, allowing you to enjoy its gourmet delights and sights at your whim.- 5 minutes from the established suburb of Rutherford, with a range of schooling, recreational facilities and retail options to meet your daily needs.- 15 minutes from Maitland's heritage CBD and newly revitalised riverside Levee precinct.- Located just 20 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options to enjoy.- 50 minutes to the city lights and sights of Newcastle and 25 minutes to Cessnock.***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable.

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