

30 Lyrebird Way Farmborough Heights, NSW

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## SOLD BY STONE REAL ESTATE | NEIL WEBSTER & HAYLEY BLOOM

Move-in ready home in tranquil parkside pocket

Capturing escarpment views amid private leafy surrounds, this immaculately presented home caters to an idyllic lifestyle of relaxed modern comfort. Ready for immediate enjoyment with absolutely nothing to do, the home is set on an almost level 554sqm (approx.) parcel and close to local schools and parks. It's also a short drive to Unanderra shops and station, while approx. 15 minutes to Wollongong CBD.

- Split level layout reveals formal and casual open plan living and dining zones
- Covered entertaining area spills onto sunny easy-care yard with lush gardens
- Oversized gas kitchen has stainless appliances and plenty of timber cabinetry
- Four sizeable bedrooms, two with walk-ins, ensuite to main, one ideal as study
- Two bathrooms, neatly presented main offers corner spa tub and separate shower
- High ceilings throughout, air conditioning, gas heating and solar power system
- Internal entry to double garage plus dual gated side access and garden shed



**Neil Webster**

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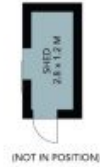
**Hayley Bloom**

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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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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.