



**SOLD**

## MOTIVATED VENDORS - MUST SELL!

Welcome to 30 Stanford Way a home designed for families who value both space and comfort.

Set on a generous 867 m<sup>2</sup> section, the thoughtfully planned 198 m<sup>2</sup> floor area offers both practicality and style. The open-plan kitchen is fitted with quality appliances, a walk-in pantry, and excellent storage. It overlooks the dining and living areas, both of which open through sliding doors to the outdoor entertaining spaces, creating seamless indoor-outdoor flow. A second living area, separated with cavity sliders, provides flexibility for movie nights, quiet time, or simply an extra retreat away from the main living area.

There are four light-filled double bedrooms, with the master suite offering a spacious walk-through wardrobe and private ensuite. The remaining bedrooms are well served by a family bathroom, making the home practical as well as comfortable.

Outside, the property has been designed with family living in mind. There is plenty of room for children and pets to play while you relax with friends over a barbecue. The double internal-access garage incorporates a well-sized laundry, and additional off-street parking adds convenience.

The location is excellent, in zone for sought after Primary schools, Rolleston College, and a number of early childhood centres all nearby. Foster Park, the Selwyn Sports Centre, and the Selwyn Aquatic Centre are close at hand, offering extensive sports facilities, swimming, and open green spaces. Arbor Green's new amenities, including a supermarket, will soon be just a short drive away, and Madison's Eatery is within walking distance for your morning coffee or weekend brunch.

From casual family living to entertaining friends, this home offers the flexibility and comfort to suit every stage of life.

Auction on site Wednesday 29 October at 4:00pm (unless sold prior).

View this amazing property at one of our open homes or contact us for a private viewing. Homes of this quality and size in Faringdon are always in high demand.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$800,000**

**OPEN FOR INSPECTION:**  
**N/A**



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