



1 & 2/10 Millhouse Close, Farley

## Price Guide \$699,000 - \$749,000 per property

A rare opportunity, offering flexibility, income & long term growth.

Whether you're searching for your forever home, your next investment, or a unique opportunity to secure two quality residences, this is a property offering that adapts to your goals.

For sale individually or together, these brand new homes provide exceptional flexibility in one of the Hunter Region's fastest growing communities.

Each residence has been thoughtfully designed to deliver modern comfort, quality finishes and effortless low maintenance living. Whether you're moving straight in, leasing immediately, or purchasing both as a dual income investment, the possibilities are endless.

Each Home Features:

- Three generous bedrooms, including a master suite with walk in robe and private ensuite
- Light filled, open plan living and dining
- Contemporary kitchen with stone benchtops and quality stainless steel appliances

3 2 1

### FOR SALE

Buy One...or Secure Both!

### VIEW

By Appointment

### AGENTS

Scott Phillips  
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### AGENCY

LJ Hooker Gosford  
(02) 4324 1234

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Two stylish bathrooms
- Covered alfresco entertaining area
- Fully fenced private backyard
- Reverse cycle air conditioning
- Single lock up garage with internal access
- Turn key finish - simply move in or lease immediately

One Purchase. Endless Possibilities.

#### Buy One

Perfect for first home buyers, downsizers or investors seeking a nearnew home in a high growth location.

#### Buy Both

An outstanding opportunity to secure two quality residences under one ownership, providing exceptional flexibility for:

- Investors seeking strong dual income potential
- Self Managed Super Funds (SMSFs)
- Multi-generational families
- Parents purchasing alongside adult children
- Buyers wanting to live in one home while leasing the other
- Long term wealth creation through quality residential property

With construction complete and Occupation Certificates issued, you can enjoy all the benefits of a completed home without the uncertainty, delays or rising costs associated with building.

Ideally located just minutes from Rutherford Shopping Centre, Maitland CBD, schools, parks, childcare, the Hunter Expressway and the new Maitland Hospital precinct, these homes combine lifestyle, convenience and future growth in one exceptional package.

#### Why You'll Love This Opportunity

- Purchase one or secure both
- Brand new, completed homes ready to occupy or lease
- Modern, low maintenance construction
- Outstanding flexibility to suit a variety of buyers
- Excellent rental appeal in a high demand location
- Positioned within one of the Hunter's fastest growing residential communities

Whether you're taking your first step into the market, expanding your investment portfolio or securing a rare dual-income opportunity, this is a property that offers flexibility today and confidence for tomorrow.

Buy One... or Secure Both. Opportunities like this are exceptionally rare.

Rental Return Estimate: \$620 per week per property

- Agent declares interest.

## MORE DETAILS

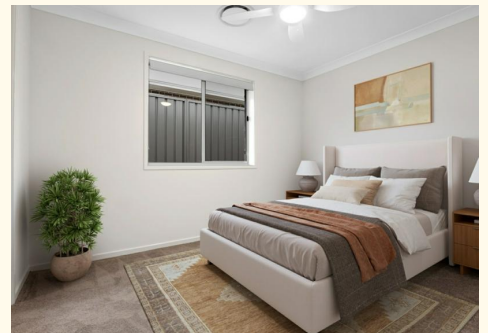
Property ID 2BUPF62  
Property Type DuplexSemi-detached  
Including Ensuite  
Air Conditioning  
Dishwasher  
Built-in-Robes  
Water Tank  
Ceiling Fans  
Close to Schools  
Close to Shops  
Close to Transport  
Fenced Yard  
Open plan  
Storage

**Scott Phillips 0419 290 030**

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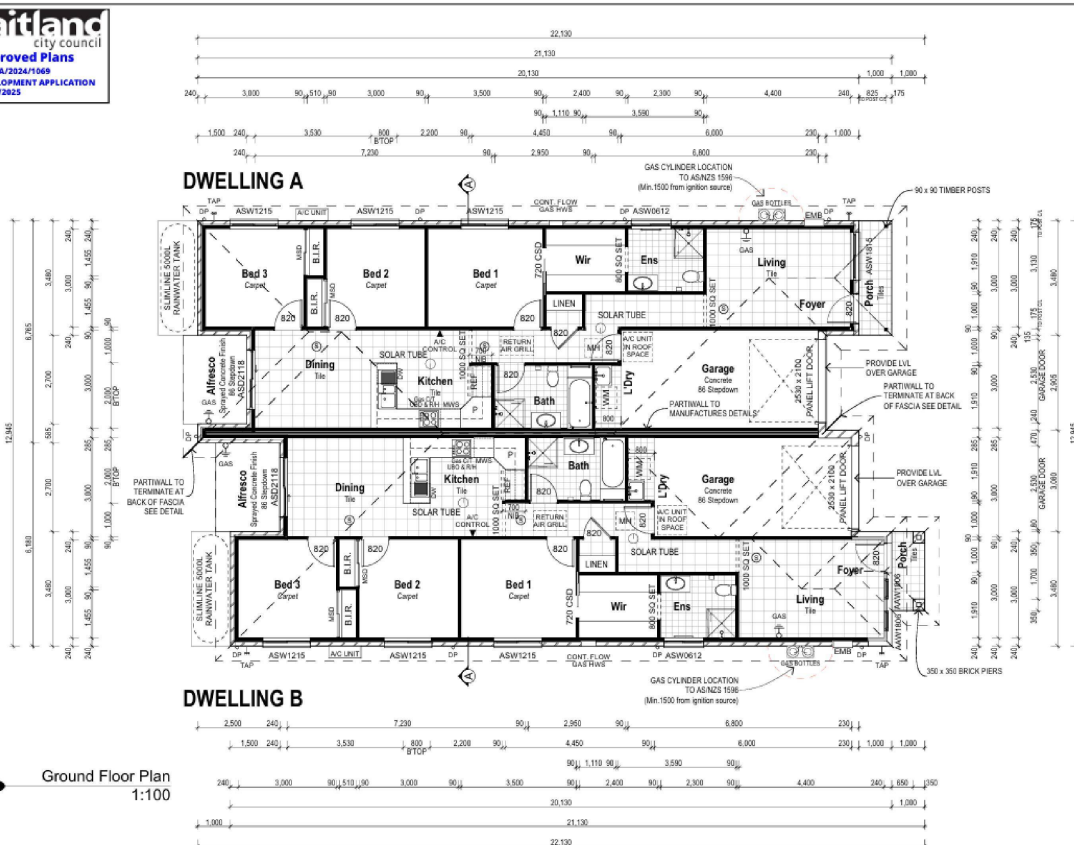


**Notes:**

- MWVS = Microwave space
- 4 shelves to linen cupboard
- Shelf at 1700 and rail to all built in robes
- Weather strips to all external doors
- Final kitchen layout to manufacturer's specification

**GENERAL NOTES:**  
These drawings are to be read in conjunction with the building contract. The contract is to take precedence over all matters including but not limited to: - finishes, exclusions, additional costs and works by the contractor. Inclusions or omissions or typographical errors are interpretation of any information in these drawings. No claim any additional or alternate items or services errors. The incorrect or omitted details shall be in accordance with the building contract and the documents.

| Issue | Date      |                 |
|-------|-----------|-----------------|
| A     | 6/11/2024 | WORKING DRAWING |
| B     | 6/11/2024 | NOTED, AGREED   |



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|   |            |                |
|---|------------|----------------|
| 0 | 16/01/2023 | NOTES PREPARED |
|---|------------|----------------|

Client: THOMAS PAUL CONSTRUCTIONS  
PTY LTD  
Design: Kerrie I  
Facade: Summit / Traditional  
Plot Date: 17/01/2025 Scale: 1:100 @  
LGA: Maitland

|           |                                                 |
|-----------|-------------------------------------------------|
| Location: | Lot 336,<br>Millhouse Close<br>Farley, NSW 2320 |
| DP:       | 1281663                                         |

|                                            |                      |
|--------------------------------------------|----------------------|
| Project:<br><b>PROPOSED DUAL OCCUPANCY</b> |                      |
| <b>FLOOR PLAN</b>                          |                      |
| Job No:<br><b>44075</b>                    | Sheet R:<br><b>4</b> |