

Sale Listings






Singleton
53 Kelso Street

GREAT STARTER

Great value for your dollar here with a brick home in a down town location priced just over \$300,000. With 2.5 bedrooms the home is an ideal starter or investment property & well suited to a young family also. Timber floorboards feature throughout & a near new kitchen is a standout addition. A large lounge room is accompanied by a formal dining room which links to kitchen. Both bedrooms of generous size & master has adjoining nursery/3rd bedroom/office. Master BR with doors to front verandah, which is very private due to established gardens. A double length carport leads to single garage & a spacious & level backyard provides loads of space for the kids & pets. Also, fully fenced front & back yards, AC, built in robes & many art deco features.

Jason Crouch 02 6572 2705

2  \$319,000
1  Inspect
2  Sat 12:30-1:00pm






Singleton
8 Waddells Avenue

4 BEDROOMS – RURAL OUTLOOK

With an unimpeded aspect over acres of farmland, this 4 bedroom, 2 bathroom property feels like it is positioned in the country. Located in a no-through street in a down town position, the tidy home features several separate living spaces & an additional storage/kids area. A spacious kitchen enjoys aspect over backyard & in ground pool + both the main bathroom & en suite have undergone recent restoration. Timber floorboards & slow combustion fire in the family room add character, & several air conditioners cater to cooling etc. Backyard features established shrubs for privacy & requires little maintenance. A terrific value family home in a lovely quiet position.

Jason Crouch 02 6572 2705

4  \$410,000 - \$440,000
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Singleton
27a William Street

PERIOD CHARM - CENTRAL TOWN LOCATION

Surrounded by established and manicured gardens on a 790m2 block, this beautiful period home is located in highly sought after William street. With 3 spacious bedrooms, study, plus an office that provides for a 4th bedroom option. Ideal family home or for downsizing. Features such as decorative cornices & ceiling rose, high ceilings, picture rails & original polished hard wood floorboards result in a charming, old world feel. The north facing lounge room is bathed in natural light & is warmed by a gas fire place for winters nights. The central kitchen is the heart of the home & includes quality appliances, large double pantry & timber bench tops. Both bathrooms are recently renovated & include a claw foot bath maintaining the style of the home. Stepping outside to the outdoor area unveils a combination of stunning lawns, hedges, trees & gardens that are enhanced by quality mod con inclusion's such as a wall mounted TV, heaters & piped sound system + BBQ connected to natural gas. The 11.8m lock up garage + workshop with loft storage provide vehicle storage & more. 27a William St is a truly stunning home offering privacy and an array of other features such as ducted reverse cycle A/C, USB charge power points, ceiling fans & an automated smart home system controlling lights, internet & hard wired Bose sound system. Also, insulated floors & ceilings, town gas connection, CCTV security system, irrigation system, instant gas hot water.

Jason Crouch 02 6572 2705

4  \$490,000 - \$530,000
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Singleton
7 Governor Martin
Close

EXCEPTIONAL DESIGN + PARK LIKE GARDENS

Design, quality and privacy feature in this architectural home set on 2 acres. Located at the end of a quiet cul-de sac, with a dam, vegetable garden and serene setting, the home is a rare find. Enter from the garden through the glass internal courtyard to a light filled, spacious family home.

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\$879,000

- Solid timber kitchen with granite benchtop
- Meals area adjoining the kitchen with slow combustion fire
- Formal lounge room with open fire and french doors to the wide verandah
- Media Room
- Billiard Room
- 4 bedrooms, main with fireplace, ensuite with spa and walk-in-robe
- Study / guest room
- Laundry with adjoining 3mX2m pantry / storage room
- Outdoor, undercover entertaining deck
- Triple lock up garage with workshop area and bathroom
- Picturesque block, complete with dam and established gardens
- Ducted air conditioning
- Extensive under house storage area

Private inspection is invited to appreciate the many features this property has to offer. We look forward to sharing it with you.

Sheree Klasen 02 6572 2705






Whittingham
11 Range Road

UNIQUE LAND BANK OPPORTUNITY

11 Range Road, Whittingham, NSW, 2330.

- Approximately 69.41 Ha (171.4 Acres) of gently undulating country within close proximity to Singleton.
- Positioned within easy access to the New England Highway and Hunter Expressway, an easy 6km from Singleton's CBD, 70km from Newcastle and 170km to Hornsby.
- Town water is connected, power is available & the property boundary is fully fenced. 2 dams also cater for stock water.
- Offering a host of stunning elevated building sites enjoying beautiful views.
- Unique opportunity to acquire a substantial rural holding only minutes from town with an exciting array of future possibilities.

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EXPRESSIONS OF INTEREST

For sale by Expressions of Interest

Closing 12 noon Friday July 12

Scott Bailey 02 6572 2705






Glendonbrook
493 Myall Creek
Road

HIGH QUALITY HUNTER VALLEY GRAZING COUNTRY

"Glenreagh" 493 Myall Creek Road, Myall Creek, NSW, 2330.

- Approximately 244.3 Ha (603 Acres) of quality undulating to hilly grazing country. (Offered in 2 separate titles).
- Picturesque & protected country nestled in a tightly held, highly regarded area of the Hunter.
- Featuring excellent water with a long double frontage to Myall Creek along with 8 dams.
- Subdivided into 4 main paddocks with shedding & timber stockyards.
- Original homestead offering many unique original features & 4 bedrooms with study.
- Positioned under 30km from both Singleton & Branxton placing it an easy 1 hr drive to Newcastle or 2.5 hrs Sydney's north.
- Glenreagh offers a rare opportunity to acquire a substantial rural holding in a select area with enormous potential to value add.

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EXPRESSIONS OF INTEREST

For sale by Expressions of Interest

Closing 12 noon July 5, 2019.

Scott Bailey 02 6572 2705



Singleton
22 Burbank
Crescent

LEVEL 762.2 SQM BLOCK IN BRAEBURN ESTATE

A select building block located in Hunterview Estate. Level building site and town services to the boundary make this an exceptional block for your home.

Sheree Klasen 02 6572 2705

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Singleton
6/13 Boonal Street

AFFORDABLE 2 BED UNIT DOWNTOWN

Terrific value with this 2 bedroom ground floor unit in town location. With a long-term tenant & strong rental return this property is an ideal investment or starter home. Both bedrooms are of a good size with the main bedroom including a built in robe. The spacious lounge & dining room adjoins the covered outdoor porch via double glass sliding doors. A tidy kitchen has electric oven and ample bench space. The bathroom is in good repair and includes a separate shower and bath.

Jason Crouch 02 6572 2705

2  \$125,000 - \$159,000
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Singleton
1133 Bridgman
Road




SECLUDED RURAL LIFESTYLE

"Spring Hill" 1133 Bridgman Road, Singleton, NSW, 2330.

- Approximately 40.84 Ha (101 Acres) of flat to gently undulating land with fully established infrastructure.
- Lightly timbered in areas providing beautiful privacy along with open grazing country.
- Contemporary home offering open plan living with 3 bedrooms & 2 bathrooms. 2 split system A/C's (1 in main bedroom and 2 in lounge) & 3 covered outdoor areas.
- Imagine never having a power bill again...An impressive 8.5 Kva Solar Power unit powers the entire property. Permanent water is also fed from the Lake St Clair pipeline .
- Large machinery shed with concrete floor & power, steel stockyards with loading race also exist.
- Subdivided into 6 paddocks (including house yard) with 6 dams making this amazing rural property ideal for horses, sheep or cattle. (including 2 sheep meshed paddocks)
- Spring Hill is fully established ready to begin enjoying your rural way of life.

For sale by Expressions of Interest
Closing 12 noon Friday July 5, 2019.

Scott Bailey 02 6572 2705

3  EXPRESSIONS OF
2  INTEREST
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Singleton
18 Geary Avenue

PERFECT FOR THOSE WHO VALUE PRIVACY + TRANQUILITY

If you desire space, privacy and tranquility in your new home, this property is perfect for you. Tucked away with private access, the enormous 1,870m2 block enjoys view to the Brokenback Range and town.

The home, master built in 2008 is spacious, well appointed and flows seamlessly from indoor living to outdoor. Easy living with thoughtful features:

LIVING

- Lounge room with stacking doors opens to undercover entertaining and backyard with raised deck
- Meals / family room flows to the side alfresco area, drenched in morning sunlight.
- Kitchen adjoins the meals area and includes s.s refrigerator, dishwasher, servery and large pantry.

SLEEPING

- Main bedroom features ensuite, walk-in robe and doors to the backyard oasis
- 3 generous bedrooms with built in robes

THE EXTRAS

- Main bathroom includes corner bath and separate toilet
- Generous laundry with built in cabinetry and storage
- Hardwood flooring to living areas with parquet inlay
- 9ft ceilings and plaster cornice
- Ducted air conditioning
- Double garage with remote access
- Established gardens and lawn

- No rear neighbours and uninterrupted views

We look forward to sharing this rare property with you and invite you to book your inspection today.

Sheree Klasen 02 6572 2705



Mirannie
Lot 99 Mirannie
Road

AMAZING HUNTER VALLEY RURAL RETREAT

"MIRANIOKA", Lot 99 Mirannie Road, NSW, 2330.

- 214.5 Ha (529 Acres) of stunning grazing country high on the mountain tops of the Mirannie Valley.
- Escape life & recharge amidst this unique mountain hideaway.
- Stunning elevated views & beautiful rural scenery.
- Hilly to steep country with a mixture of cleared portions, timbered ridges and dense bushland offering a unique and beautiful world under the forest canopy.
- High rainfall, 2 creeks (one with permanent spring) & 16 dams offer excellent water security.
- Separated into 4 paddocks with tracks cut around the entire property providing easy access.
- Owner currently carries 45 Cows & calves & also qualifies for primary production taxation benefits.
- Improvements offer steel cattle yards with loading race and rustic, self-contained bush hut with 2 under cover caravans offering excellent comfort.
- Positioned 45km north of Singleton within 2 hours from Newcastle's beaches & 3 hours from Sydney's North Shore.
- More details available on request.

Scott Bailey 02 6572 2705

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Singleton
2 Carroll Street

EXCLUSIVE ADDRESS

Quality. Superior position. Privacy. They are the key features that make 2 Carrol Street stand alone in the crowd. This prominent & well know property sits in arguably one of Singletons best spots. On an elevated rise with views over the hospital grounds the family enjoys a flood free location and minimal traffic. Owned by one of Singletons most highly regarded builders, it goes without saying that the condition & repair of the property is 10/10. The luxurious living areas sprawl the ground floor & enjoy a beautiful aspect over the inground pool. All 4 bedrooms are on the upper level with the master suite complete with new ensuite & extensive storage. A 1st floor balcony overlooks pool & hospital grounds beyond. A near new kitchen open to the private & tiled alfresco area which in turn leads to a private turfed backyard. Double auto gates provide additional security & a double garage inc. internal access. A long list of other improvements include, ducted AC, gas fire place, fresh paint & carpet, glass handrails surrounding pool, plantation shutters, stone benchtops and immaculate level of presentation.

Jason Crouch 02 6572 2705

4  \$775,000 - \$820,000
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Singleton
4A Dudding Street

EXCEPTIONAL RETURN ON INVESTMENT - \$420 pw

A rare find with estimated rental return of \$420 per week.




This immaculate home is only four years old and located close to all town amenities. Spacious in design and low maintenance, this property offers features perfect for your next investment.

- 2 living areas with raked ceilings
- Modern kitchen with dishwasher
- 3 generous bedrooms with built-in robes and ceiling fans
- Main bedroom with ensuite
- 3 way main bathroom
- Split system A/C to lounge room
- Undercover entertaining area with raised vegetable garden beds
- Ramp access
- Carport the length of the house comfortably accommodates 2 cars

With its south facing aspect and excellent floor plan, this property offers the perfect opportunity to invest or enter the local market.

Rent

Contact us today for your inspection.

3  \$465,000 - \$495,000
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Singleton
25 Acacia Circuit

GRAND FAMILY HOME WITH EXTENSIVE OUTDOOR ENTERTAINING

Set back from the road on a private block, this home offers the space and design to keep the whole family happy. The thoughtful floor plan flows from formal to informal and outdoor entertaining.

4  \$540,000
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What we love:

- 4 living areas, including formal lounge room, meals room, rumpus room
- Versatile formal dining can be used as library or toy room
- Central, galley style kitchen with stone benchtops, dishwasher and new appliances
- 4 private bedrooms with built in robes, main with ensuite & walk-in robe
- Ducted air conditioning and ducted vacuum system
- 2 undercover, connected entertaining areas with one fully screened
- Double attached garage with internal access and access to third toilet

The design and space in this beautifully maintained home ensure your family will enjoy living here.




Sheree Klasen 02 6572 2705



Singleton
9 Marshall Avenue

GREAT VALUE 4 BEDDER

Outstanding value for money here with this 4 bedroom, 2 bathroom home in one of Singleton Heights quieter streets. Within walking distance to schools & shops, this renovated property boasts parking for 3 vehicles as well as drive through access to the back yard. Ground floor features open plan living spaces linked via French doors to a large covered outdoor area. Modern kitchen overlooks yard & large bedroom with ensuite is also on ground floor. Upstairs inc. renovated bathroom with separate WC, 3 bedrooms 1 of which has an XL walk in robe. Reno'd laundry provides internal access to the garage & carport & inc. ample cupboard space + internal clothes line. A truly lovely & level backyard is a standout feature of this property. The owners have created complete privacy via many established shrubs planted around the perimeter & a large vegetable patch is ready for planting. Also, full air conditioning, fresh paint, roof restoration, polished timber floors & perfect presentation.

4  \$395,000 - \$425,000
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Jason Crouch 02 6572 2705






Singleton
6 Wilkinson
Boulevard

QUALITY 5 BEDDER + STUDY IN HUNTERVIEW

Absolutely beautiful 5 bedroom residence located in Wilkinson Blvd at Hunterview. An excellent example of a property where the emphasis has been on quality & finish. An array of living space options include sunken lounge/ theatre room combined with open plan family & living rooms adjoining the kitchen. Kitchen with granite benchtops, stainless appliances inc. a double oven & double fridge space. 3 of the 4 kids rooms with built in robes, master bedroom with huge WIR & ensuite. Stepping to the back yard reveals a private covered area with bar that overlooks a truly beautiful space. The back yard enjoys ultimate privacy due to established & stunning tropical gardens around the perimeter. A lush buffalo lawn is easily accessed via double gates for the camper/boat etc & the yard also includes built in BBQ. Quality abounds with granite benchtops in both bathrooms & powder room, ducted AC, XI laundry & study/6th bedroom option. One of Hunterviews best.

5  \$615,000
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3  \$359,000
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Jason Crouch 02 6572 2705



Singleton
31A Howe Street

CUSTOM BUILT - TOWN POSITION

Privately located in a handy Town position, this architect designed, 3 bedroom residence is an excellent example of utmost quality. The property is full of top shelf features such as high raked ceilings, timber floorboards, stone benchtops, ducted AC & a 10/10 finish. 3 bedrooms all include robes, master bedroom boasting proportions of 3.6m. Large open plan living area feels enormous with the high ceilings, & a hardwood deck at rear overlooks the private yard. 3 way bathroom is in a league of its own & a large double garage provides internal access. Also, walk in pantry, full insulation, gas cookware & clearly a cut above its competitor properties
Jason Crouch 02 6572 2705

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\$395,000 - \$425,000



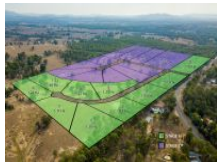
Singleton
7 Gas Street

1050m2, TOWN POSITION, 3 BEDDER + GRANNY FLAT

Great opportunity to acquire a multi income property with the added bonus of primer location & over 1000m2 of land. 3 bedroom weatherboard cottage with renovated bathroom & tidy kitchen positioned in an ideal spot, with Singletons CBD only a short walk away. All 3 bedrooms with built in robes with separate lounge and meals rooms, 3 way bathroom in excellent condition & a 2nd WC at rear of home. A large covered area overlooks the huge & level back yard. Back yard also includes a self contained granny flat currently rented at \$150 per week, with the main house recently rented for \$350 per week. Drive through access to the yard is simple & a single carport provides cover for the vehicle. Also, AC, garden shed, secure fencing & plenty of scope for further development.
Jason Crouch 02 6572 2705

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\$335,000 - \$359,000



Singleton
85 Retreat Road

THE RETREAT

- 3 - 4 acre blocks available
- Town water
- Underground power
- Blocks will be fenced to side and rear boundaries

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\$290,000 - \$360,000

Contact Scott Bailey on 0407 722 705 for further information.

Scott Bailey 02 6572 2705



Broke
17 - 19 Singleton Street

COMMERCIAL SITE + RESIDENCE | HUNTER VALLEY VINEYARDS | BROKE

Potential abounds with this property offering two titles, including a residence and commercial site. Scope for a variety of commercial enterprises, taking advantage of its prominent position at the gateway to Broke from Pokolbin.

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\$690,000

Set on a 1,336sqm corner parcel of land, the commercial site enjoys excellent exposure to passing traffic along the main access road from the Pokolbin vineyards to the Upper Hunter region. The 3 bedroom home is nestled on the adjoining 2,024sqm.

The Home offers 2 living areas, formal dining, modern kitchen 3 bedrooms and two bathrooms. Outside includes 3 sheds and a double carport.

The Commercial site offers scope to revive the service station plus food enterprise and includes full commercial kitchen with deep fryer and grill.
Large rear shed suitable for a mechanics workshop or similar

Hospitality business potential – cellar door, local produce purveyor. Rare and unique opportunity held in the same family for 32 years

Sheree Klasen 02 6572 2705



Broke

27 Cochrane Street

CHARMING HOME + SEPARATE STUDIO

This charming home is set on a picturesque 2023m² block with established trees in the village of Broke. The timber deck overlooking the garden leads directly into the lower section of the split level home and features the light filled kitchen complete with dishwasher, air conditioned meals area and lounge room with slow combustion fire, S/S air conditioning and ceiling fan. On the upper level are three bedrooms with ceiling fans and the main with a WIR. and main bathroom with separate toilet. The Studio is a brilliant bonus. With two rooms, air conditioning in each and internet it makes an ideal home office or teenage retreat. Attached to the single garage this area offers versatility and great space. Utilities include town water, tank water, bore connection and rear lane access.

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\$388,000

What we love:

- + The central location near the recreation grounds and school
- + Elevated deck makes entertaining easy with seamless flow from inside to the outdoors
- + Private setting on the level block
- + All the comforts - air conditioning, fire, ceiling fans and room to escape in The Studio
- + Close to the Broke Fordwich Vineyards and Restaurants

We look forward to sharing this property with you. Book your inspection today.

Sheree Klasen 02 6572 2705



Singleton

11 Wanaruah Close

TOTAL PRIVACY WITH ALL THE EXTRAS

A beautiful & unique setting for this stunning family home at The Retreat. Positioned on just over 2 acres this 4 bedroom residence enjoys an array of living spaces & quality inclusions throughout. Living areas include a large formal lounge, family, kitchen & meals spaces with timber look flooring, plus a purpose built games room ideal for teenagers etc. All bedrooms of generous sizes, master with roomy ensuite & WIR. Ensuite inc. spa bath, XL shower & ceiling to floor tiles. Landscaped back yard is fully fenced for pets & kids & includes a beautiful high roofed entertaining area. The outdoor area overlooks a lovely inground saltwater pool complete with water feature. A near new kitchen inc. large corner pantry, stone benctops & enjoys aspect over pool. A 9m x 6m colourbond shed has concrete floor, power connected & additional lean to section. Also, chook pen, established gardens, sealed driveway, 3rd WC, ducted AC, steel framed construction, & excellent overall condition.

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\$785,000

Jason Crouch 02 6572 2705



Glenridding

160 Putty Road

IRRIGATION POWERHOUSE ON TOWN'S EDGE

"Glenbeh", 160 Putty Road, Glenridding, NSW, 2330.

- Approximately 40 Ha (100 Acres) of highly productive alluvial soils with frontage to the Hunter River.
- Outstanding water availability. Town water, 100 megalitres from the river & 3 wells (wells currently unequipped)
- Approximately 80 acres of established crops giving you instant income on possession: 36 acres lucerne, 14 acres forage sorghum, 30 acres rye
- Renewed underground mains & irrigation infrastructure with 3 phase power.
- Comfortable weatherboard home with iron roof offering 3 bedrooms, formal lounge & family room.
- 18m x 12m machinery shed & 15 x 15m hay shed with 6m lockup workshop with concrete floor and power.
- Excellent fencing, stockyards with loading race and ex dairy complex.
- Residual area on the river bank ideal for grazing.
- Glenbeh offers a unique opportunity to acquire a quality irrigation property in an ideal location. Obtaining the rural lifestyle together with income potential and the convenience of close proximity to Singleton's conveniences.

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EXPRESSIONS OF INTEREST

For sale by Expressions of Interest.

Closing Friday May 3rd at 12 noon.

Scott Bailey 02 6572 2705



**Glendonbrook
1205
Glendonbrook
Road**

MAGNIFICENT RURAL SETTING – CREEK FRONTAGE

"Oaklee", 1205 Glendonbrook Road, Glendonbrook, NSW,
2330.

- 40 Ha (100 Acres) of beautifully balanced grazing country.
- Protected, fertile creek flats with double frontage to Webbers Creek along with undulating to hilly country.
- Charming two bedroom cottage with formal lounge, kitchen and meals area.
- 17m X 11.6m Machinery/hay shed, 5.5m x 5.5m shed along with stockyards and loading race.
- Excellent water and predominantly cleared except for selective shade timber.
- Outstanding opportunity to acquire a quality rural holding nestled in a beautiful setting.

Scott Bailey 02 6572 2705

2  \$895,000
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**Lower Belford
295 Kirkton Road**

25 ACRES VIA HUNTER EXPRESSWAY

Located at Belford just a few minutes from the Hunter Expressway, this 25 acre property is well suited to the horse enthusiast or anyone seeking the tranquillity of rural surrounds. An expansive 6 bedroom home with wide open living spaces will cater to even the largest of families. A near new kitchen features a genuinely large walk in pantry with vast storage, bench & fridge space. Master bedroom with ensuite & WIR, main bathroom is a roomy 3 way design with separate WC. Large full length verandah at front is complimented by an enormous covered deck at the rear with lovely aspect over the property. Shedding is catered for via 2 colourbond sheds of 7m x 9m & 6m x9m both with additional carport sections. The property is well watered by 2 x dams & 5 rainwater tanks with 1 of the dams being both huge & picturesque. A 30m x 30m arena is bedded with crusher dust, lined with conveyor rubber & includes an attached 12m x 12m sand yard. Also, several AC's, ceiling fans, built ins in 5 BR's, study, slow comb. fire, established gardens & double carport.

Jason Crouch 02 6572 2705

6  \$790,000 - \$830,000
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Singleton

RURAL BUILDING BLOCK

Located only a short drive from Singleton this approx.. 9 acre block is both beautiful & ready to build on. Fully fenced with plenty of character, the small acreage holding enjoys sealed road frontage, power at roadside & several building sites to choose from. Located in a prestigious development with several high quality residences constructed already, this is sure to be a A grade address of the future.

Jason Crouch 02 6572 2705

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\$305,000 - \$330,000



Singleton

31 Llanrian Drive

VALLEY VIEWS

A truly outstanding building block of approx. 1.25 acres with wide ranging views across the Hunter Valley. An array of improvements give the new owner a great head start into creating a special property. Fully fenced with power & town water connected, the property also includes a 13m x 8m shed with high entry door & a separate lined section ideal as office etc. An inground pool enjoys unimpeded views & saves the new owner many tens of thousands of dollars. A level building pad is positioned perfectly to capture the aspect & connect to the already existing improvements. Also, slow combustion fire, AC, loft, water tanks & cubby house.

Jason Crouch 02 6572 2705

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\$335,000



Doyles Creek

Lot 1/ 304 Doyles
Creek Road

44.86 HA (110 AC) – "Creek Views" PICTURESQUE & PRIVATE RURAL RETREAT

- 44 Ha (110 Acres) of flat to gently undulating grazing country.
- Backing onto stunning National Park mountain scenery.
- Well watered with 2 dams and a legal easement to Doyles Creek.
- Beautiful building sites with elevated views & privacy.
- Excellent presentation with high quality fencing.
- An easy 1h 45 min Newcastle & 2h 30 min to Pymble (southern end of M1).

Scott Bailey 02 6572 2705

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\$480,000



Doyles Creek

Lot 2/ 304 Doyles
Creek Road

"Spring Gully" 44.89 HA (110 AC) - CREATE YOUR RURAL DREAM – WATER SECURITY

- 44 Ha (110 Acres) of flat to gently undulating grazing country.
- Backing onto beautiful National Park scenery.
- Equipped well with windmill and pipe to a new water tank for servicing stock troughs.
- Power to within close proximity to an awesome building site with transformer already connected.
- Excellent presentation with high quality infrastructure and fencing.
- Choose from a host of elevated building sites with the perfect North Easterly aspect.
- An easy 1h 45 min Newcastle & 2h 30 min to Pymble (southern end of M1).

Scott Bailey 02 6572 2705

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\$495,000



Singleton

4/149 Maison Dieu
Road

ESTABLISHED INDUSTRIAL COMPLEX

4/46 MAISON DIEU ROAD, MAISON DIEU INDUSTRIAL ESTATE, SINGLETON, NSW, 2330.

- Land: Approximately 3,383m2
- Main building: Approximately 150m2 work shop, additional covered work area of 85m2 & 125m2 of office area.
- Rear building: Additional workshop with approximate area of 497m2 with concrete floor and amenities.
- Three phase power is connected to all buildings.
- The property is fully fenced with heavy vehicle access.

Scott Bailey 02 6572 2705



\$629,000 + GST



Singleton
2 Victoria Street

GREAT VALUE HOME WITH ESTABLISHED GARDENS

This home has been thoughtfully designed for accessibility and aspect. The deep verandah offers both protection from the summer sun and a perfect location for entertaining. The floor plan offers open plan living and

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\$345,000 - \$370,000

- Open kitchen overlooks the backyard
- Meals and family room
- 3 bedrooms, main with ensuite
- Expansive entertaining deck
- Private backyard with established fruit trees
- Lock-up garage
- S/S air conditioning in living area and one bedroom
- 1.5 kW solar
- Full wheelchair accessibility

The home flows from internal to external living and is ready to move into with no work required.

Sheree Klasen 02 6572 2705



Singleton
41 Miller Road

MULTI LEVEL FAMILY HOME ON 7.3 Ha

- 7.3 Ha (18 Acres) nestled at the end of a private road offering seclusion & beautiful scenery.
- Short drive to Lake St Clair. The aquatic playground of the region.
- Stately residence facilitates excellent separation of living areas.
- Four bedroom plus study. Enormous main bedroom with parents retreat area and ensuite.
- Excellent horse fencing with machinery shed.
- Water connected from the town water pipeline servicing the entire property.
- Large dam with equipped pump also servicing the entire property.
- Large bird avery with power connected.
- She Oaks represents an amazing opportunity to acquire an established rural holding with an immaculate home for the entire family.

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\$875,000

Scott Bailey 02 6572 2705



Singleton
386 Bridgman Road

2.7 ACRES, 4 BEDROOMS & SHEDDING

Positioned on the fringe of Singleton, this 2.7 acre property boasts an impressive 4 bedroom home, a lovely character filled block & all the shedding you could hope for. Recent renovations have resulted in a near new feel to the home. The kitchen & both bathrooms have been recently replaced & the rest of the property is in excellent condition. 2 expansive & separate living spaces easily cater to a familys needs & a double garage has been converted to an additional living space. Ideal as a rumpus/games room or home office, it includes air conditioning & would be in ideal teenagers room. Master bedroom is huge & complete with brand new ensuite & WIR. Shedding is in abundance with a 2 car garage with attached carport & a separate 8m x 18m machinery shed/workshop. Shed has concrete floor, power & water connected & ideally suits a home business or tradesperson. Also, ducted AC, covered BBQ area, 2 x dams, fresh paint & carpet & solar hot water.

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\$687,000

Jason Crouch 02 6572 2705



Singleton
2506 Mirannie
Road

393 Acres Grazing Property & Quality Residence

A quality rural holding of approx. 159 Ha in the highly regarded Mirannie region via Singleton. The property has consistently run 30-35 cows and calves and is well watered by 13 dams. There has been a strong fertiliser history and it is divided into 6 main paddocks. The property represents a combination of rural lifestyle with a solid income potential. A near new family home is located on an elevated ridge with sweeping views for many miles. The 4 bedroom, 2 bathroom home is in outstanding condition & literally requires nothing to be done. A fenced house yard inc. many established gardens & trees with several producing fruit trees, pop up sprinklers, ample water storage & neat lawns. House features several living areas with a combination of open areas & a separate lounge. Master bedroom enjoys spectacular views via the large windows & inc. ensuite & WIR. A 10m x 10m machinery shed with concrete floor & power features high entry doors for horse float or similar & substantial hard-stand parking area. Also, steel stockyards, 27'000 Gal water storage, ducted AC, stone benchtops in kitchen, bamboo flooring, chicken coop & many other extras.

Jason Crouch 02 6572 2705

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\$1,135,000 - \$1,245,000



Singleton
1/3A Allen Court

GREAT VALUE DUPLEX

Outstanding value for money here with this modern 3 bedroom duplex located in Darlington Estate. With easy access to either the New England Highway for those working up the valley & a short drive to Singletons CBD via Darlington road, the position is highly convenient. Master bedroom with ensuite & WIR, other bedrooms inc built ins. Living areas conveniently split into 2 spaces consisting of a separate lounge room with a tiled family & meals area adjoining the kitchen. A covered BBQ area overlooks the tidy courtyard & a single lock up garage provides for vehicle storage. Currently tenanted at \$340 per week until Jan 2020.

Jason Crouch 02 6572 2705

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\$295,000 - \$325,000



Singleton
10 Wilkinson
Boulevard

EXCEPTIONAL VALUE VACANT LOT IN ESTABLISHED AREA

Design your perfect home to take advantage of the north facing aspect, established neighbours on each side and access to the reserve on the back boundary. Located on one of Hunterview's popular and quiet streets, this level building block offers exceptional value.

Sheree Klasen 02 6572 2705

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\$180,000 - \$198,000



Singleton
5 Edward Street

DOWNTOWN - 4 BED, 2 BATH

Deceptively roomy, this lovely 4 bedroom home has undergone substantial extensions resulting in a spacious family home with loads of living space. All 4 bedrooms include built in robes and are of excellent proportions. The living areas consist of 2 large spaces separated by bi-fold doors. A 9m combined lounge & dining room adjoin the kitchen & features AC & plenty of space. The bi-fold doors then open to yet another expansive tiled living space. The large family room at rear opens to the covered entertaining area & is benefitted by an extra shower & WC in the laundry nearby. Rear gates provide vehicle access to the backyard which inc. a garden shed & secure fencing for pets etc. Also, tidy kitchen with dishwasher, 3 way main bathroom & lovely street appeal.

Jason Crouch 02 6572 2705

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\$435,000



Singleton
2/34 Partridge
Place

PRIVATE UNIT IN PREMIER LOCATION

Located in one of Singleton Heights' most sought after cul-de-sacs, this private unit offers a sound investment. The quality and design take full advantage of the space and privacy.

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\$295,000 - \$320,000

- Open plan living area with air conditioning.
- Modern kitchen features a breakfast bar and overlooks the backyard.
- Two bedrooms with built-in robes and main with bay window.
- Modern bathroom with separate shower and bath.
- Internal laundry with 2nd toilet.
- Lock-up garage with internal access.
- Private backyard with patio area.
- Projected rental return of \$330 per week.

For those who value privacy and location, this property is a perfect fit.

Sheree Klasen 02 6572 2705



Singleton
9 Bower Parade

OUTSTANDING VALUE FOR MONEY

Located within handy proximity to shops, schools & sporting facilities, this 4 bedroom property represents outstanding value for money. With a combination of 2 large & separate living areas both upstairs & down, the home is ideal for a family with kids. The top floor includes 3 of the bedrooms & master BR with modern ensuite & WIR. A large lounge room opens to a balcony & the dining room opens to the backyard. Big timber kitchen with updated appliances & breakfast bar. An internal staircase takes you down to a spacious rumpus room & the 4th bedroom. The backyard features vehicle access & a large concrete slab ready for the entertaining area roof. Also, single garage with internal access, AC, new carpet upstairs & one of Singleton Heights more preferred streets.

4
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\$389,000

Jason Crouch 02 6572 2705



Singleton
50 Queen Street

FAMILY CLASSIC + QUALITY FEATURES + TOWN LOCATION

Designed for entertaining and relaxed family living, this perfectly located home is surrounded by Singleton's sporting facilities, schools and amenities.

Tucked behind the established front garden is an oasis of space, privacy and calm with living areas flowing effortlessly from formal to relaxed living. Set on a landscaped 888m2 parcel of land with established trees and gardens the attention to detail and quality finish are a rare find.

Meticulously maintained and featuring quality inclusions, the home tastefully combines classic heritage details to create a timeless landmark in the heart of town. It contains 4 bedrooms, 3 with verandah access, study, and 3 bathrooms. Magnificent formal lounge room with Jetmaster fireplace, parquet flooring and soaring raked ceiling. Tasmanian Myrtle and granite kitchen is set in the north facing bay window and includes quality appliances. Downstairs is the Billiard room complete with bar, projector, screen and adjoins the undercover BBQ.

Details include soaring 3m ceilings in the main living areas, brushbox parquet flooring, marble ensuite and marble main bathroom, ducted air conditioning, ducted vacuum and security system.

Key features indoor:

- Generous informal living spaces
- Sophisticated myrtle and granite kitchen
- 4 elegant bedrooms, main with private balcony, marble ensuite with spa
- Study
- Over-sized 7m x 8m double garage with high clearance

Key features outdoor:

- Formal front garden
- Established trees including citrus
- Outdoor entertaining on the private deck
- Shady verandahs at both the front and back of the home



Singleton
76 York Street

GREAT VALUE TOWN POSITION

Centrally located in York St, this well presented 3 bedroom weatherboard home represents excellent value for money. With features such as polished timber floorboards, high ceilings and an original fireplace, the property retains all of its old world charm. Living space is catered for via a large lounge room & additional formal dining room. Master BR inc. built in robes & other BR's of generous sizes. Kitchen & bathroom in good order. A large laundry inc. access to the 2nd WC. A large & level backyard is easily accessed & also includes a single garage with an attached workshop space.

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\$329,000

Jason Crouch 02 6572 2705



Singleton
120/ Lifestyle Drive

Lot 120, Lifestyle Drive

Room to run free.
 8010 m2.

Scott Bailey 02 6572 2705

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0
0

\$315,000



Singleton
121/ Lifestyle Drive

Lot 121, Lifestyle Drive

Room to run free.
 8666 m2.

Scott Bailey 02 6572 2705

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0
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\$315,000



Singleton
103/ Lifestyle Drive

Lot 103, Lifestyle Drive

Room to run free.
 8053m2.

Scott Bailey 02 6572 2705

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\$295,000



Singleton
105/ Lifestyle Drive

Lot 105, Lifestyle Drive

Room to run free.
 8053m2.

Scott Bailey 02 6572 2705

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\$295,000

\$659,000



Singleton
117/ Lifestyle Drive

Lot 117, Lifestyle Drive

Room to run free.
 7998 m2.

Scott Bailey 02 6572 2705

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\$305,000



Singleton
118/ Lifestyle Drive

Lot 118, Lifestyle Drive

Room to run free.
 8010 m2.

Scott Bailey 02 6572 2705

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\$315,000



Singleton
102/ Lifestyle Drive

Lot 102, Lifestyle Drive

Room to run free.
 8053m2.

Scott Bailey 02 6572 2705

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\$315,000



Singleton
11 McDougall
Close

RURAL LIFESTYLE ON TOWN'S EDGE

This exceptionally maintained property offers an opportunity to acquire your rural lifestyle only minutes from Singleton.

The improvements and grounds have been meticulously maintained and improved and would suit a variety of uses. The spacious home is designed for family living with private bedrooms, expansive living areas and shady alfresco area. The added finishing touches of ducted air conditioning and slow combustion fire ensure comfort all year round. The many features include:

- * Formal and informal living
- * Dining area with bay window overlooking the garden
- * Alfresco area
- * Central kitchen with walk in pantry, expansive bench space and modern appliances
- * Privately located main bedroom has ensuite and walk-in robe
- * 3 additional bedrooms are all generous in size with built in robes
- * 9x7m shed with power plus 4x4.5m utility shed
- * Established and private gardens with designated area for horses

The quality improvements, spacious home and flexibility of this property are a rare find in a sought after location.

Sheree Klasen 02 6572 2705

4  \$675,000
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Singleton
24 Macquarie
Street

4 Bedder - Down Town Position

A bit of a surprise package best describes this property with its 4 spacious bedrooms, 3 of which inc. built ins & another with an original fireplace. Timber kitchen with gas cook top & loads of cupboard space, links nicely to the open plan living space. Living area is wide & open with tiled floors, AC, extra storage space & opens to covered deck at rear of home. Bathroom in good order with large tub, timber vanity & separate WC. Outside you will find a covered entertaining/BBQ area, a single bay lock up colourbond shed, single carport and a surprisingly large, secure backyard. This property represents great value & really is a case of more than meets the eye. Also, original fuel stove in kitchen, AC in bedrooms, ceiling fans & dishwasher.

Jason Crouch 02 6572 2705

4  \$365,000
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Singleton
39 Ada Street

Neat 4 Bed Home In Town Location

Lovely brick & tile home in one of Towns quietest & lesser known streets. Well cared for 4 bedroom home with an XI master BR on the ground floor. All bedrooms with built in robes & new carpet. Modern galley kitchen with adjoining meals area. Spacious lounge room with double doors to balcony offering elevated aspect + screened sunroom at rear of home overlooking the neat backyard. GARAGES!! There's 5 lock up garages in this property, including a double lock up under the house & a 3 bay colourbond shed at rear with AC & a TV antenna connection !! Vehicle access is no problem with side access & a drive through garage. Shed at rear of home also features a mechanics pit complete with power outlets, lights & air hose connection. Also, 2nd shower & WC downstairs, secure backyard, covered BBQ area, ducted vacuum & no through street.

Jason Crouch 02 6572 2705

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\$389,500.00



Singleton
9 Orchard Avenue

4 BEDROOMS & GRANNY FLAT

Large & deceptively spacious 4 bedroom brick home in downtown location. Surprisingly big, this family home features 4 big bedrooms with 3 including built in robes, master bedroom with dressing room and an incomplete ensuite. 2 spacious and separate living spaces cater for a larger familys needs & the expansive family room at the rear of the home is adjoined by modern kitchen. Kitchen features stone bench tops, stainless steel appliances and gas cookware. Living room opens onto a covered and private entertainment area at the side of the home and also opens via glass stacking doors at the rear to a covered deck overlooking the backyard. Back yard contains a workshop and backyard access for the boat etc. Also included is a separate "granny flat" containing 1 bedroom, living space, kitchen and shower/toilet. NB: Granny flat partially incomplete and requiring some repairs. Also A/C, down lights, office with built in storage & approx. 990m2 block.

Jason Crouch 02 6572 2705

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\$369,000



Singleton
35/ Magpie Street

2,676 SQM INDUSTRIAL BLOCK

Leveled & fenced industrial block of approx. 2,676m2 in Maison Dieu industrial area, Singleton. Close proximity to highway & upper hunter mining region & enjoys wide road frontage of approx. 35m. Fully leveled ready for construction.

Jason Crouch 02 6572 2705

\$199,000



Singleton
37/ Magpie Street

3,242 SQM INDUSTRIAL BLOCK

Leveled & fenced industrial block of approx. 3,242m2 in Maison Dieu industrial area, Singleton. Close proximity to highway & upper hunter mining region & enjoys wide road frontage of approx. 40m. Fully leveled ready for construction.

Jason Crouch 02 6572 2705

\$229,000



Singleton
3/88 Benjamin
Circuit

LEVEL BUILDING SITE

708.1 SQM block available in the prestigious Braeburn Estate.

Scott Bailey 02 6572 2705

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\$195,000



Singleton
202/36 Burbank
Crescent

VIEWS, VIEWS, VIEWS

Located in the prestigious Braeburn Estate this generous sized block has great views over the town, river and beyond.

Scott Bailey 02 6572 2705

0  \$275,000
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Broke
19 Singleton Street

PRIME COMMERCIAL CORNER SITE IN HUNTER VALLEY
VINEYARDS

Run for many years as a successful petrol station and food business, this disused service station provides a host of versatile opportunities for transformation (STCA).

Potential for a variety of commercial enterprises, taking advantage of its prominent position at the gateway to Broke from Pokolbin.

Set on a 1,336sqm corner parcel of land, the site enjoys excellent exposure to passing traffic along the main access road from the Pokolbin vineyards to the Upper Hunter region.

- Scope to revive the service station plus food enterprise
- Includes full commercial kitchen with deep fryer and grill
- Large rear shed suitable for a mechanics workshop or similar
- Hospitality business potential – cellar door, local produce purveyor
- Existing two-storey structure ripe for transformation/redevelopment

Rare and unique opportunity held in the same family for 32 years

Sheree Klasen 02 6572 2705

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Singleton
10-12 Dangar Road

'Lonsdale' - Circa 1890

Privately nestled in a well-designed and sustainable garden, 'Lonsdale' is one of Singleton's most beloved landmarks. Throughout its life, 'Lonsdale' has been both a family residence and home/business premises, offering a rare opportunity for someone wanting to combine working from home with an idyllic family lifestyle.

- Four spacious bedrooms plus two solid, practical bathrooms.
- Formal reception room along with a relaxed family/dining room.
- Welcoming dine-in kitchen with fuel stove, wine cellar & ducted A/C.
- Sprawling grounds, heated saltwater pool with large deck & garden WC.
- Beautiful original features including ironbark floors, high ornate ceilings, marble fireplaces, wrought iron lacework & French doors.
- Triple LUG currently used as a studio with potential for additional self-contained accommodation (STCA).
- Close to exceptional town amenities including medical, sporting, schools, shopping, library and historic walks.

A unique opportunity to attain a spacious and private landscape within the centre of the old township of Singleton - Heart of the Hunter. 15 minutes from Hunter Valley Vineyards, 1 hour from Newcastle & 2 hours from Sydney.

Scott Bailey 02 6572 2705 Sheree Klasen 02 6572 2705

4  \$945,000
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Singleton
6/ Raworth Street

Building Block On Edge Of Town

Positioned literally on the edge of town, this building block of 797m2 feels more rural than residential. With a beautiful rural aspect & close to level building site, this piece of land is conveniently located to towns services & very private at the same time.

With only 1 nearby neighbour & a great street frontage of 25m this beautiful block will suit those looking for rural surrounds whilst still being close to town.

Jason Crouch 02 6572 2705

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Singleton
1/ West Cranston Avenue

Select Town Building Block

Premier building block positioned in beautiful West Cranston Ave. Located in the desirable Hospital Area, this level block of 1255m2 enjoys a rural backdrop, wide frontage & is a staggering 62 metres deep! An ideal piece of land for someone looking to build something special in an A grade neighbourhood.

Jason Crouch 02 6572 2705

0  \$249,000
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Singleton
6A Carrol Street

PREMIER LOCATION 1781m2

Magnificent residential building site of 1781 m2
First class position in towns premier location amongst some of the most valuable homes in town.

Fully fenced with a generous frontage to a council maintained reserve. (The kids will love it!)

Offering massive amounts of space along with a unique, secure, & private setting.

Impressive architect designed concept plans available.

If you are after something very special to give your home a point of difference. This is it.

All amenities available.

Sheree Klasen 02 6572 2705

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Singleton
Braeburn Estate

PRESTIGIOUS RESIDENTIAL LAND RELEASE

* Braeburn is to be the undisputed jewel in Singleton's crown. As well as being in the closest development to town, Braeburn feels extremely secluded, with uninterrupted views of the river, the Brockenback Ranges and town itself.

* This one off release in a prestigious location boasts a range of high quality amenities, including barbeque area and viewing platform, with entire development constructed to highest prestige building standards.

* Give your dream home the very best location.




* Up to 852m2 - NOW SELLING!

* Blocks ranging from \$185,000 - \$275,000

* Call today for your detailed information brochure.

* www.braeburnestate.com.au

Scott Bailey 02 6572 2705

0  \$185,000 - \$275,000
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Singleton

DHA Investment

Solid investment with this DHA leased property, positioned in a private Singleton Heights cul-de-sac.

Currently returning \$435.00 per week with restoration works completed at the end of the lease.

- Modern open plan design with practical tiled floors, ample living areas & split system air conditioning.

- All bedrooms with built in robes, master bedroom complete with ensuite.

- Excellent living spaces with lounge, dining & family rooms

- Spacious, modern kitchen overlooking family room, backyard and covered BBQ area.

- 3rd WC in laundry, double garage with internal access & lovely quiet position.

- Lease end date: 22/09/2020.

- Right to Vary Available: 1 x up to 12 months Reduction and 1 x up to 12 months Extension (please note the right to vary is at the discretion of DHA).

"This property is for sale on behalf of a Defence Housing Australia lessor and has a Defence Housing Australia lease in place. Visit dha.gov.au to learn the benefits of investing in Defence Housing Australia property."

Sheree Klasen 02 6572 2705

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Singleton
133 Combo Lane

SECLUDED & PRODUCTIVE IRRIGATION FARM – IN TOWN!

- Approximately 17.95 Ha (44.4 Acres) of highly fertile alluvial soils fronting the Hunter River.
- Unique position within the residential area of Singleton. Walk to Schools, Clubs, Shops, Gym & Pool.
- 140 meg allocation from a secure well.
- Fully established irrigation infrastructure can water the entire property via 6" underground mains. (20hp motor & pump in the well)
- Approximately 30 Acres of established Lucerne.
- Impressive residence offering a quality fit out with an open plan.
- Three bedrooms, main with ensuite & walk in robe, beautiful kitchen adjoining the generous lounge, dining area. (10.5kw solar power unit)
- Deep verandas on 3 sides with an impressive 5m x 13m covered entertaining deck & an attached 10m x 5m carport accommodates two vehicles.
- Other improvements comprise of a 50m x 12 m hay/machinery shed, small store shed & pump house.
- The residence sits on a high portion free from any recent flood waters with an amazing view over farm land and beyond to the broken back range.
- Ideal for Lucerne, horses, cattle, turf & just about any other agricultural pursuit.
- This property truly is one of a kind & would provide the ultimate rural lifestyle whilst still within towns convenience.
- INSPECTIONS HIGHLY RECOMMENDED

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\$1,500,000

Scott Bailey 02 6572 2705



Singleton
Lot 2172 12B
Pepper Close

VACANT BLOCK IN CUL-DE-SAC

Vacant building block located in a quiet Hunterview cul-de-sac...817m2 of level land with registration & partial fencing complete...Near level site allows for minimal site costs & the position affords the bonus of not having neighbors over the back fence.

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\$159,000

Jason Crouch 02 6572 2705



Singleton
Lot 2171 12A
Pepper Close

VACANT BLOCK IN CUL-DE-SAC

Outstanding vacant lot, ready to build on in low traffic Hunterview position...592.9m2 of level land located in cul-de-sac position. Block already registered with minimal site works required.

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\$189,000

Jason Crouch 02 6572 2705



Singleton
8 McDougalls
Close

TOWN VIEWS

Situated in a commanding position is this Retreat style acreage. Offering an incredible aspect over town and beyond, this property boasts all town services, private access and a comfortable 5370 sqm block. Ready to build on this vacant block offers you the opportunity to build the home you have always wanted....

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\$250,000

Jason Crouch 02 6572 2705



Singleton
Lot 1401 Falkiner
Crescent

PREMIER ADDRESS

Approx. 1014m2 vacant block with lovely established trees & road frontage at the end of a quiet cul-de-sac. Positioned amongst some of towns most prestigious homes this block represents an opportunity to build your dream home in a location 2nd to none.

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\$198,000

Jason Crouch 02 6572 2705



Singleton
20 Victoria Street

FARMING LAND IN TOWN

Great opportunity to acquire a productive farming block within the town limits.
Approx.. 2.5 acres of prime alluvial ground, complete with strong well, irrigation equipment & shedding.
Previous uses include, fruit & vegetable production, sheep & cattle.
Ideal block for horses/agistment or for use in growing almost anything.
Jason Crouch 02 6572 2705

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