

Sale Listings






Singleton
10 Wilkinson
Boulevard

EXCEPTIONAL VALUE BUILDING BLOCK

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

0  \$180,000 - \$198,000
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Singleton
5 The Grove

OUTDOOR ENTERTAINING OASIS




Welcome to 5 The Grove, a beautifully maintained property offering space and privacy in one of Hunterview's sought after cul-de-sacs. The well planned home opens to a picture perfect outdoor entertaining area and landscaped backyard. We look forward to sharing the features of this home with you:

What we love:

- Light filled kitchen and family area
- Separate lounge and dining room
- Shiftworker friendly main bedroom with ensuite, roller shutters and split system A/C
- Huge 7m x 7.5m shed with high clearance doors and mezzanine storage
- Established gardens offer an oasis of serenity and calm
- The spa in its own cabana completes this rare find

This property is packed with all the added features which are usually hard to find in one property.

Sheree Klasen 02 6572 2705

3  \$495,000 - \$525,000
 2  Inspect
 4  Wed 5:30-6:00pm






Singleton
28 Bishopgate
Street

PREMIER TOWN LOCATION

Absolutely beautiful brick home in one of Towns most desirable positions. Located in Bishopgate St, this immaculate property has a host of surprising extras. The main part of the home is a perfectly presented 3 bedroom residence with big bedrooms, impressive kitchen & bathrooms, and is in a virtually fully renovated state. Lounge room is spacious & enjoys large windows with aspect over the yard. A formal dining adjoins the kitchen & a slow combustion fire warms the property during winter. However it is under the home that will surprise the most. A combination of workshop & huge storage are accompanied by a 4th bedroom, 2nd shower & WC & a living space. The downstairs area is the perfect scenario for a teenager or older child and/or a handy guest quarters. A double length lock up carport provides drive through access to the ideal backyard. Large, level & shady, the yard includes a chook pen, covered BBQ area & ample opportunity for further development. This is a rarely seen style of property due to its A1 position & perfect presentation.

Jason Crouch 02 6572 2705

4  \$465,000 - \$495,000
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Singleton
3/6 Simpson
Terrace

SOLID INVESTMENT

Currently rented at \$250 per week this 2 bedroom unit has a long and dependable rental history. Ground floor includes tidy kitchen with dishwasher & open plan living space. Ground floor also inc. timber floors boards, AC & 2nd WC. Upper level with 2 bedrooms with robes & tidy main bathroom. A lock up carport at rear secures vehicle storage & a private courtyard provides a spot for the BBQ. Great as either a first home of investment opportunity

Jason Crouch 02 6572 2705

2  \$210,000 - \$235,000
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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.

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\$430,000 - \$460,000

Jason Crouch 02 6572 2705



Singleton
17 Wilkinson
Boulevard

4 | 2 | 2 - Hunterview

Terrific value in Hunterview with this 4 bedroom, 2 bathroom home in sought after Wilkinson Blvd. Big ticket items such as kitchen & main bathroom have been recently replaced & there is brand new carpet throughout. All bedrooms inc. built ins & master features WIR & tidy ensuite. Functional plan provides 2 large & separate living spaces, with kitchen & family room linking to the alfresco area & back yard. A near level backyard is fully fenced & the simple addition of a side gate would create easy backyard access for the boat/van etc. A double garage includes internal access & inc. auto opener. All in all this is a tidy family home in one of Hunterviews select streets.

4
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\$435,000 - \$465,000

Jason Crouch 02 6572 2705



Singleton
10 Hume Close

AFFORDABLE 3 BEDROOM IN HEIGHTS

This affordable & neat 3 bedroom weatherboard home is located in a cul-de-sac. Beautiful polished floor boards are featured throughout the home including all 3 bedrooms. The kitchen and bathroom are both modern and in excellent condition. Currently leased at \$290 per week this property represents a solid return on investment & is low maintenance or ready to move in! Outside a level 556m2 fenced block is suitable for the kids or pets including a garden shed, laundry & single carport. Other features include: Split system AC in living area, AC in main bedroom & ceiling fans in bedrooms.

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\$240,000 - \$265,000

Jason Crouch 02 6572 2705



Singleton
5 Woodside
Avenue

TRIPLE GARAGE & POOL

A beautifully presented home in highly sought after Hunterview. Positioned in Woodside Avenue, this deceptively large 3 bedroom home hosts a range of extra features not usually seen. With 2 large & separate living spaces the property is ideally suited to a young family looking for space. A stunning modern kitchen inc. stone benchtops has the perfect aspect over the entertaining area & pool. The covered outdoor area is very private & looks directly over the inground pool. A triple garage includes internal access & the near level & turfed backyard is both private & secure. Other terrific features include ensuite to master BR, built ins in all bedrooms, ducted AC, ceiling fans, dishwasher & 10/10 presentation.

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\$440,000 - \$470,000

Bailey Property & Livestock 02 6572 2705



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
481 Putty Road

LARGE ACREAGE – MINUTES FROM TOWN

An absolutely outstanding opportunity to acquire approx. 100 acres with a 4 bedroom home only a few minutes from Singletons CBD. Positioned at 481 Putty Rd, this rural holding is ideal for cattle & horses with its many acres of cleared & near-flat grazing land. Divided into 2 major paddocks & several smaller paddocks around the house, plus 4 x dams & town water availability.

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\$755,000 - \$795,000

A comfortable 4 bedroom home enjoys full wrap around verandahs as well as a large covered deck for BBQ's etc. House features 2 separate living spaces, timber floors, study, raked ceilings & built in robes in all 4 bedrooms.

A 6 bay shed caters for vehicle & machinery storage & includes a shipping container converted into a workshop. A fantastic rural lifestyle on the edge of town.

Jason Crouch 02 6572 2705



Singleton
297 Hambleton Hill
Road

RURAL OASIS

Located only minutes from Singleton this stunning small acreage property enjoys the benefits of rural living without the isolation. Set on approx. 13 acres, the 5 bedroom residence is a truly impressive home. A multitude of living areas include, lounge, dining, family & rumpus rooms, not to mention an enclosed Queensland room overlooking the inground pool. Polished timber floors feature through all living areas & a centrally located designer kitchen with stone bench tops is the centre piece of this beautiful home. 5th bedroom is designed with guests in mind & includes its own private access from the verandah. The master bedroom is of huge proportions & inc. a lovely ensuite & WIR. The gardens & grounds are in a league of their own with hundreds of established trees, gardens & fruit trees creating a park-like feel & absolute privacy. Some of the many other features include, tennis court, town water, optional office building, chicken coop, ducted AC, shedding with workshop, uninterrupted North Eastern views & irrigation system.

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\$895,000 - \$940,000

Bailey Property & Livestock 02 6572 2705



Singleton
42 Trefolly Road

ENDLESS OPPORTUNITIES AT TREFOLLY ESTATE & OLIVE COTTAGE

A superb 106 acre property situated in the heart of the Hunter Valley, 2 hours drive from Sydney, with breathtaking views, utmost privacy and convenience of close proximity to Singleton township. The elevated flood free property has two dwellings and is fully arable. Its gentle undulation with 42ML of Hunter River water make it suitable for any agricultural pursuit including turf, market garden, lucerne, wine or olives. Currently used for tourist accommodation, olives and cattle grazing with the mature olive trees giving shelter and supplementary feed. The irrigated trees produce table fruit and extra virgin olive oil.

The executive 5 bedroom, 3 bathroom main residence, built in 2012, enjoys views over the property and adjoining farmland. The bedrooms all have built in robes, master with walk in robe and ensuite. Three living areas including a separate rumpus games room and sunken formal lounge provide ample space for the entire family. The well appointed gourmet kitchen includes a freestanding 900mm stainless steel gas/electric oven, stone benchtops and large walk in pantry. The residence enjoys

ducted air conditioning and solar power panels.

The renovated 3 bedroom cottage has ducted air conditioning and solar panels. Its charm is popular with Sydney siders visiting the nearby Hunter Valley vineyards of Broke and Pokolbin. It has advance bookings with a solid turnover and is being offered fully furnished as a going concern. The careful positioning of the cottage has created huge potential to expand with additional cottages (STCA) without compromising the privacy of the main residence.

An abundance of shedding is provided with a 24m x 12m enclosed farm shed, 12m x 12m enclosed barn, 9m x 3m irrigation shed, and 8m x 5m open shed.

Water is a key feature of the property with a 8ML dam which is fed by a 50ML Hunter River irrigation allocation. This is distributed throughout the property with underground mains and drip irrigation to the Olive grove.

This exceptional property would easily accommodate any lifestyle, tourist or agricultural pursuit. The opportunities are endless and an inspection is highly recommended.




Scott Bailey 02 6572 2705



Singleton
48 Gardner Circuit

THE PERFECT ENTERTAINER

Set on a 1232m² block, this property offers the ideal oasis for your family to relax and entertain. The thoughtful design flows from formal to informal entertaining, complete with outdoor entertaining and pool. There are many features we love with this great property:

4  \$505,000 - \$545,000
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- 4 living areas including formal lounge room, family room, billiard room & undercover outdoor entertaining area with direct access to 3rd bathroom.
- Stylish kitchen with stone benchtops, glass splashback & central to the formal dining room & entertaining areas.
- 4 private bedrooms with BIR, main has WIR & ensuite
- Ducted air conditioning & S/C fire keep the home comfortable all year round.
- 12.5m Inground pool offers an oasis in Summer & is central to the large, level, accessible backyard.
- Double attached garage plus separate brick 9m x 5m shed with power & good access.

From the terracotta roof tiles to the porcelain floor tiles, the finish in this home is sure to impress.




Sheree Klasen 02 6572 2705



Singleton
3 Dight Avenue

LOCATION AND CHARACTER

This classic town cottage is tucked away in a central town street giving it a sense of peace and tranquility. Inside, the three bedroom home retains the charm of the era with high ceilings, plaster cornice and spacious rooms, yet functions as a modern home with updated bathroom and kitchen. The formal lounge room with a sunny northern aspect, includes a slow combustion fire and adjoining meals area. While still requiring some finishing details, the extras including an enclosed back verandah, second bathroom in the laundry, third external toilet and double garage complete this great buy.

3  \$365,000 - \$395,000
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What we love:

- Modern, central kitchen with new appliances
- Light filled lounge room with fireplace
- 3 generous bedrooms
- Modern bathroom
- High ceilings

8  \$1,575,000
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We look forward to sharing this property with you.

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

EASE OF ENTERTAINING IN A WARM AND INTIMATE DESIGN

Constructed in 1992, 'Belgravia' is designed for entertaining and relaxed family living in a central town location. 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.

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\$670,000 - \$710,000

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, parquetry 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 parquetry 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
- Extensive under house storage

Sheree Klasen 02 6572 2705



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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\$349,000

Bailey Property & Livestock 02 6572 2705



Singleton
62 Queen Street

HUGE FAMILY HOME WITH ALL THE EXTRAS

With elevated views over Singleton Golf Course, this impressive & spacious 4 bedroom home has all the living area you could ever hope for. With a combination of lounge, dining, meals, games, bar, living & rumpus rooms!! You will never outgrow this home. A recent internal renovation includes new bathrooms & kitchen, glass handrails & new floor coverings. Outdoor living is in abundance with decks front & rear plus a covered outdoor area on ground level overlooking the pool. A 7m x 7m double garage includes internal access & an additional workshop space. Lawns & gardens are in perfect order & a secure backyard is ideal for kids & pets. Also, AC, timber floorboards, plantation shutters, slow combustion fire, inground pool, garden shed & plenty more. An outstanding family residence.

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\$685,000 - \$725,000

Jason Crouch 02 6572 2705



Singleton
30 Orchard Avenue

RENOVATED HOME IN TOWN

Located close to schools and town services, this home offers a great opportunity for investors or first home buyers, The work has been done and it's ready to move in.

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\$310,000 - \$330,000

- 3 bedrooms all with built in robes & ceiling fans
- Spacious lounge room over looks the back yard
- Separate dining room
- Modern kitchen
- Fully renovated bathroom with separate toilet
- Great outdoor living
- Fully fenced yard
- Single garage with additional storage

Sheree Klasen 02 6572 2705



Singleton
119/ Lifestyle Drive

Lot 119, Lifestyle Drive

Room to run free.
8010 m2.

0
0
0

\$395,000

Scott Bailey 02 6572 2705



Singleton
120/ Lifestyle Drive

Lot 120, Lifestyle Drive

Room to run free.
8010 m2.

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\$395,000

Scott Bailey 02 6572 2705



Singleton
121/ Lifestyle Drive

Lot 121, Lifestyle Drive

Room to run free.
8666 m2.

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0

\$370,000

Scott Bailey 02 6572 2705



Singleton
103/ Lifestyle Drive

Lot 103, Lifestyle Drive

Room to run free.
8053m2.

0
0
0

\$335,000

Scott Bailey 02 6572 2705



Singleton **Lot 105, Lifestyle Drive**
105/ Lifestyle Drive Room to run free.
8053m2.
Scott Bailey 02 6572 2705

0  \$335,000
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Singleton **Lot 117, Lifestyle Drive**
117/ Lifestyle Drive Room to run free.
7998 m2.
Scott Bailey 02 6572 2705

0  \$395,000
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Singleton
118/ Lifestyle Drive
Lot 118, Lifestyle Drive
 Room to run free.
 8010 m2.
Scott Bailey 02 6572 2705

0  \$395,000
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Singleton
102/ Lifestyle Drive
Lot 102, Lifestyle Drive
 Room to run free.
 8053m2.
Scott Bailey 02 6572 2705

0  \$340,000
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North Rothbury
15 Moylan Vista
MODERN 4 BEDDER - HUNTLEE
 Positioned in a low traffic street in beautiful Huntlee this near new property enjoys both a clever design & all the mod cons. A combination of 3 living spaces provide a place for everyone & both the living & meals area overlook the private yard via large glass windows & doors. A unique & modern kitchen design incorporates a galley style main area, accompanied by a walk-in butlers pantry. All bedrooms with robes, master with ensuite & WIR. The intelligent design even includes a study nook complete with data cabling etc. A shady alfresco area at the rear of the home overlooks the private, turfed backyard. A double garage inc. internal access & auto door and all gardens & lawns are well established. Also, ducted AC, ceiling fans, quality window furnishings, gas cookware & "as new" condition.
Jason Crouch 02 6572 2705

4  \$525,000 - \$555,000
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Singleton
13 William Street
CENTRAL DOWN TOWN LOCATION
 Within walking distance to John Street, this charming older style 3 bedroom weatherboard cottage is positioned on a level block approx. 839m2. Big bedrooms with formal lounge room, eat in sized kitchen & shed in the backyard. Ripe for renovating, this home has at some point been re-piered & appears to be level, straight & structurally sound. With a charming old world façade & a beautiful level block to work with, this home is ready for someone to transform it into something special.
Jason Crouch 02 6572 2705

3  \$320,000 - \$350,000
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Singleton
2060B Mirannie Road
HUNTER VALLEY GRAZING COUNTRY – 262 HA (647 ACRES)
 • 262 Ha (647 Acres) of undulating to hilly grazing country.
 • Well watered with double frontage to Mirannie Creek & 7 dams.
 • Excellent cattle country predominantly cleared with the exception of shade timber and stands of iron bark & spotted gum.
 • Subdivided into 4 main paddocks with all weather access to steel stockyards and loading race.
 • Beautiful scenery with power available to a building site.
 • Improvements comprise of a 12m x 12m shed offering comfortable accommodation with all services connected. 20m x 9m machinery shed, excellent fencing and extensive landscaping.
 • Currently running as a breeding operation.
 • Rare opportunity to acquire a high quality rural holding in a tightly held area.
 • Nestled in a private valley, a comfortable 25 minute drive from Singleton & within close proximity to the Hunter Expressway. Placing Newcastle within 1.5 hours and North Sydney 2.5 hours.
Scott Bailey 02 6572 2705

2  AUCTION
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Singleton
2/389 Gresford
Road

RURAL SERENITY ON TOWNS EDGE

- 7.3 Ha (18 Acres) uniquely positioned within close proximity to town.
- Outstanding infrastructure with excellent fencing & an abundance of shedding.
- Spacious residence with 5 bedrooms plus a self-contained 1 bedroom granny flat.
- Formal lounge with slow combustion heater, contemporary kitchen with meals area and a 4mx8m family room.
- Large dam and acres of lightly timbered adventure grounds for the kids.
- A rare opportunity to acquire an enviable rural lifestyle so close to Singleton.

Scott Bailey 02 6572 2705

5  \$670,000
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Singleton
27 Bourke Street

900m2 BLOCK - DOWN TOWN POSITION

Located between Bourke & William Street, this excellent vacant block of approx. 911m2 is a rare find these days. Perfectly suited to either your own home or for further development due to 2 street frontages, this property should appeal to a broad range of buyers. Many amenities are within walking distance, town services are already in place & the land is ready to build on.

Jason Crouch 02 6572 2705

0  \$235,000 - \$260,000
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Singleton
11 McDougall
Close




NEW PRICE! - RURAL LIFESTYLE ON THE EDGE OF TOWN

This exceptional 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  \$665,000 - \$705,000
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Singleton
3 Rosella Street

Large Warehouse / Workshop in McDougalls Hill

First time to the market, this property offers large improvements including development potential (STCA). Set on 1.178ha (approx.) in the McDougalls Hill Industrial Estate near Singleton, the property benefits from frontage onto Maison Dieu Road and second driveway access from Rosella Street. The property comprises generous office and amenities of 330sqm (approx.) with 2,300sqm (approx.) warehouse including a spray booth plus mezzanine, plenty of parking and associated yard. The property also features five roller doors, good natural light and drive-around capability.

- Total building area 2,684sqm (approx.)
- Site area 1.178ha (approx.)
- Dual street access
- Development potential
- Frontage to Maison Dieu Road
- Zoned B5 Business Development



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.

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\$378,000

Jason Crouch 02 6572 2705



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.

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\$385,000 - \$415,000

Jason Crouch 02 6572 2705



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.

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\$395,000

Jason Crouch 02 6572 2705



Singleton
3 Kent Street

FEDERATION CLASSIC WITH IN-GROUND POOL

Located in a sought after town area close to schools, sporting facilities and Singleton hospital, this classic federation 4 bedroom home has been tastefully renovated.

The original features and charm of the home have been maintained with polished hardwood flooring, high ceilings the original wood fired stove in the country style kitchen. A central formal lounge room is the heart of the home with air conditioning, natural gas heating and the original fireplace. The informal family area flows through double French doors to the covered 5m x 5m entertaining deck and overlooks established lawns and the inground pool. You'll love the extras in this home:

- Quiet and desirable location with privacy hedge to front
- Established gardens provide a private setting
- Inground swimming pool
- Master bedroom with stylish ensuite
- Country style eat in kitchen with gas cooking
- Huge linen storage
- Main bathroom with separate bath and additional storage
- Drive thru single garage to carport and backyard

Sheree Klasen 02 6572 2705

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\$2,400,000 + GST

\$525,000






Singleton
266 Westbrook
Road

Outstanding Rural lifestyle on 55.8Ha (138 Acres)

Situated within 15 mins of Singleton in the highly regarded Westbrook region, is this superb rural property boasting approximately 138 acres of softly undulating grazing country and a modern, well cared for residence. Immaculately presented, the 4 bedroom, multiple living space home is a true credit to the owners. In near new condition the home inc spacious yet separate living areas, attached double garage & large undercover area overlooking the fenced house yard. Property fenced into several sections with 2 large paddocks & several smaller paddocks closer to the house. Property is easily traversed by vehicle and watered by 6 dams, a bore & 5 fresh water tanks. Shedding is in abundance with a 6m x 13m gravel floor machinery shed & an additional 12m x 15m lock up shed with concrete floor & power with an attached 12m x 5m awning section. Also, walk in pantry, roller shutters, slow comb. fire, stone bench tops, new flooring, quality stock yards & excellent fencing.

Jason Crouch 02 6572 2705

4  \$1,190,000
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Singleton
72 York Street

TURN OF THE CENTURY CHARACTER.

Lovely period home in down town Singleton within walking distance to many amenities. Beautiful original features combine with modern improvements resulting in a charming & comfortable residence. 3 separate & roomy living areas cater to a large family, with a space available for everyone. Large formal dining room with high ceilings & original fireplace positioned adjacent to the huge timber kitchen. Kitchen in great order & provides loads of storage & bench space with room for breakfast table. Separate TV/kids play room opens to covered deck which is perfect for wet weather, BBQ's etc. Formal lounge room at front of the home includes stunning timber floors, French doors to verandah, original fireplace & split AC. Master bedroom of XL proportions & includes fireplace, French doors & AC. Bathroom has undergone full reno & now features XL tub, large separate shower & miles of room...Bedrooms 3 & 4 are on the upper level via a stunningly restored cedar staircase that really is a wonderful feature of this period home. Upstairs bedrooms both with split AC's, of huge proportions & include new carpet & light fittings. Also, off street parking for 2 x vehicles, under-stair storage, fresh paint, full fencing & 2nd WC.

Jason Crouch 02 6572 2705

4  \$419,000
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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

 \$210,000 - \$230,000








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

 \$230,000 - \$250,000





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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0

\$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

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\$275,000



Singleton
40 Partridge Place

SPECTACULAR LOCATION – 813.2 SQM

- Give your dream home the ultimate location nestled at the end of this secure, highly desirable cul de sac.
- Enjoy beautiful, elevated north easterly views over vacant bush land, council reserve and lagoon.
- Walk to the tranquil reserve and council maintained activity park.
- Set amongst quality, high value residences with a levelled building site.
- A rare opportunity to secure an outstanding building block in a tightly held area.

Scott Bailey 02 6572 2705

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\$195,000



Broke
19 Singleton Street

BREATHE THE NEW LIFE INTO AN OLD SERVICE STATION

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). It offers 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.

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\$320,000

- 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



Singleton
10-12 Dangar Road

'Lonsdale' - Circa 1890

LIVE, WORK & PLAY IN THE BEAUTIFUL HUNTER VALLEY

One of Singleton's most beloved landmarks, 'Lonsdale' presents a wonderfully versatile home and/or business opportunity for a diverse range of buyers (STCA). Set on a generous and picturesque 2661sqm double block in the heart of town, this property offers convenient dual street access and an abundance of parking. Privately nestled amid gorgeous established gardens, it enjoys close proximity to the exceptional lifestyle offerings of the Hunter Valley region, including renowned beaches and vineyards. The Hunter Expressway offers comfortable travel to Sydney in less than two hours.

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\$1,100,000

What we love about 'Lonsdale'

- Scope for commercial use or further accommodation/development (STCA)
- Blend of formal and relaxed, casual entertaining
- Sprawling grounds, solar heated saltwater spa / pool, cellar
- Triple LUG used as a studio with 2 car garages
- Close to top schools, sporting fields, recreation and medical facilities
- 15 mins to Hunter vineyards, 1hr 30 mins to Port Stephens and its beaches
- 45 mins to Newcastle, 1hr 50 mins to Hornsby, 5 mins to train

Singleton is the heart of the Hunter. An affordable, historic township of immense charm and character with a diverse and economically vibrant community.

Sheree Klasen 02 6572 2705



Singleton
2/85 Kelso Street

Over 7% Gross Return

This hard to find 3 bedroom unit enjoys a down town location & an affordable price tag for someone looking for that extra bedroom. Located at the front of the complex the property has its own front & back yard. Backyard is fully fenced & provides a private space for kids not always found in units. The wide open living space opens to the front verandah via glass sliding doors & is kept private from the street with established trees/shrubs. 2 way bathroom has undergone improvement & the kitchen is in good order. Master bedroom with AC & all 3 with ceiling fans. Also, paint & carpet in good condition & main living space inc. AC.

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\$209,000

Jason Crouch 02 6572 2705



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.

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\$219,000

Jason Crouch 02 6572 2705



Singleton
5/ Raworth Street

Building Block On Edge Of Town

Positioned literally on the edge of town, this building block of 798m2 feels more rural than residential. With a beautiful rural aspect from 2 boundaries & a 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.

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\$219,000

Jason Crouch 02 6572 2705



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

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Singleton
68 Buchan Avenue

Great Value Three Bedroom Home

3 bedroom fibro home in down town Singleton. Previously rented at \$220 per week this property represents a solid return & low maintenance investment property. All 3 bedrooms of good sizes, kitchen & bathroom in fair condition. A near level 705m2 block contains a single lock up garage, plenty of yard space & full fencing for kids & pets.

Jason Crouch 02 6572 2705

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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 \$415.00 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."



Singleton
Lot 2, 21 Retreat
Road

UNBEATABLE VALUE BLOCK..

Approx. 2.2 acre building block in the popular Retreat area...Full cleared & fully fenced, registered & ready to build on...Sealed road frontage & at a price that's hard to beat.

Jason Crouch 02 6572 2705

0 \$209,000
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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

Scott Bailey 02 6572 2705

3 \$1,500,000
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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.

Jason Crouch 02 6572 2705

0 \$159,000
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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.

Jason Crouch 02 6572 2705

0 \$189,000
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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....

Jason Crouch 02 6572 2705

4 \$409,000
TOWN
0 \$250,000



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.

Jason Crouch 02 6572 2705

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\$198,000



Singleton

20 Victoria Street

FARMING LAND IN TOWN

Great opportunity to acquire a productive farming block within the 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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\$195,000