

Listings



Singleton
1 Frederick Street
Storage Sheds

DOWN TOWN LOCATION
FREDERICK & DUDDING STORAGE SHED COMPLEX

- * Convenient location
- * Sizes start from 2 x 3 and range to 10 x 3.6
- * Varying prices per size
- * Starting at \$88 per month
- * Secure complex
- * Electric Gate
- * Long or short term
- * Your own Key
- * Your own space

Required for Tenancy commencement
 1 Months Bond
 1 Months' Rent
 \$55 Refundable key deposit

Please contact reception for more information.
Sarah Williams 0265722705



From \$80.00 per month + GST



Singleton
2/57 George Street

AWESOME HIGHWAY EXPOSURE WITH LOADS OF PARKING

- * Beautiful Heritage Site
- * 2 x private bathrooms
- * High traffic area
- * Ample customer parking
- * 200m² over three levels
- * 70m² external shared courtyard
- * Suitable for retail or office space
- * Long term tenancy available

\$1600.00 per month + GST & Outgoings

Sarah Williams 0265722705 Tracey Franks



\$1600 per month + GST & Outgoings



Singleton
2 Magpie
St-Singleton Self
Stora

SINGLETON SELF STORAGE - MAISON DEIU LOCATION
MAGPIE STREET, SINGLETON

- * Prices range from \$99 per month to \$143 per month
- * Sizes range from 3x3m to 6x3m
- * Secure complex
- * Security patrol nightly
- * CCTV
- * Long or short term
- * Your own Key
- * Your own space

Required for Tenancy commencement
 1 Months Bond
 1 Months' Rent
 \$55 Refundable key deposit

Please contact reception for more information.
Sarah Williams 0265722705



From \$90 per month + GST



Singleton
6A Cox Place

3 Bedroom Unit in Quiet Location

Private, Neat & Tidy Unit with lots of extras:

- * 3 bedrooms with built in wardrobes & ceiling fans
- * Lounge room with reverse cycle split system air conditioner
- * Meals area off kitchen
- * Bathroom with bathtub
- * Undercover outdoor entertainment area
- * Beautiful private backyard
- * Garden shed
- * Single lock up garage
- * Long lease available
- * Available to move in from 1st May 2020
- ** As there will not be any open homes scheduled, please submit applications to molly@withbailey.com.au

Molly Hailes (02) 6572 2705

3  \$340 pw
1 
1 



Singleton
1/37 Castlereagh
Street

Modern 3 Bedroom Unit Downtown

- * 3 Bedroom unit located only a short walk to the main street.
- * Freshly painted & carpeted throughout
- * Large kitchen with dishwasher
- * All Bedrooms with built in robes
- * Main Bedroom with en-suite
- * Separate lounge & dining areas
- * Ducted Air conditioning throughout
- * Spacious internal laundry
- * Patio area
- * Single garage with automatic door
- * Low maintenance yard
- * Sorry, No Pets!
- * Available NOW!

Rena Twomey

3  \$410 pw
2 
1 



Singleton
18 Cassandra
Close

4 Bedroom Home in Hunterview

- * All bedrooms with built-in wardrobes
- * Study off bedroom
- * Modern kitchen with dishwasher
- * Large living area with air-conditioning
- * Separate dining room
- * Shaded decking
- * Large backyard
- * Internal laundry
- * Pets allowed
- * Long lease

** Please note that the garage has been converted into storage & an office space

** We are currently not conducting open inspections. If you are interested in this property, please submit your application to molly@withbailey.com.au.

Molly Hailes (02) 6572 2705

4  \$420 pw
1 
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Singleton
15 Millard Close

Great Family Home in Darlington

- * 4 bedroom home in quiet Darlington Estate
- * Main bedroom with ceiling fan & air-con
- * Main bedroom with ensuite
- * Two upstairs bedrooms with air-con's
- * Open lounge & dining rooms
- * Enclosed entertainment area
- * Modern kitchen with dishwasher & large fridge space
- * Fully fenced yard
- * Garden shed
- * Single carport accessible off Grainger Crescent
- * Long lease available
- * Available 20th April 2020
- **Please submit an application prior to inspection**

4  \$430 pw
2 
1 

Rena Twomey



Singleton
1 James House
Close

Family home in quiet Cul-de-sac

- * 4 bedroom family home situated in Singleton Heights
- * Freshly painted and new blinds throughout
- * All bedrooms with built in wardrobes
- * Ceiling fans & air conditioned
- * Kitchen with island bench & dishwasher
- * Separate, spacious living & family areas
- * Level & fully secure back yard
- * Double garage with internal access
- * One garage can drive through to backyard
- * Outside pets will be considered
- * Long Lease available
- * Available from 2nd April

4  \$450 pw
2 
2 

Rena Twomey



Singleton
17 Maitland Road

Gorgeous home with pool!

- * 4 bedroom home with built-in robes & ceiling fans
- * 5th bedroom with study - great for a teenage retreat
- * Huge lounge with fire place adjoining dining room
- * Huge Art deco kitchen with dishwasher & island bench
- * Large main bathroom with separate bath & shower
- * Second toilet located in internal laundry
- * Ducted air-conditioning throughout the home
- * High ceilings & polished timber floorboards
- * Large enclosed sunroom
- * Outdoor entertaining area with bar over-looking the pool
- * Double length carport
- * Pets considered upon application

5  \$470 pw
2 
2 

Monica Redgrove (02) 6572 2705



Black Hill
3/45 Black Hill
Road

Extra Large Family Home

- *Grand home located in sought after area
- * 4 bedrooms
- * Huge Kitchen and Meals area
- * Main Bedroom with walk in robe and Ensuite
- * Abundance of living space
- * Upstairs level is ducted AC
- * Open plan kids retreat on 1st floor
- * Double Garage

4  \$700 pw
3 
2 

Sarah Williams 0265722705 Tracey Franks






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.

Scott Bailey 02 6572 2705

0  \$180,000 - \$198,000
0 
0 



Singleton
Braeburn Estate

Build your new home on the banks of the Hunter River and just minutes to town in Singleton's most prestigious land release

Offering uninterrupted views of the Hunter River and Brokenback Ranges, and neighboring farmland, Braeburn Estate gives you the opportunity to build your dream home in what is undeniably Singleton's most prestigious land release.

In a development built to the highest quality standards, your new home will be just minutes from the centre of Singleton and surrounded by other high quality, high value homes.




* Land sizes from 538.2 sqm to 852 sqm

* 36 blocks ranging from \$185,000 - \$275,000

* First home buyer incentives

Contact us TODAY for further information on how to get started!

Scott Bailey 02 6572 2705

0  \$185,000 - \$275,000
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Singleton
2C Sussex Street

Prime Building Block in the centre of town

Absolutely premium vacant block of approx. 780m2 located in Singletons town centre. Fenced on 3 sides, level & surrounded by quality homes, this block is literally ready to build on. Within a short distance to several clubs & Singletons CBD, the position is highly sought after.

Jason Crouch 02 6572 2705

0  \$190,000 - \$215,000
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Singleton
16/89 Benjamin
Circuit

LEVEL 770.9 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.

Scott Bailey 02 6572 2705

0  \$195,000
0 
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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

0  \$195,000
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Singleton
219/41 Burbank Crescent

Fantastic flat 668 sqm block in Hunterview Estate

The perfect place to build your dream home, this 668 sqm block is located in a high quality estate, Braeburn. Close to all amenities Singleton has to offer, this block has a great 22.95m frontage and town services to the boundary.

Scott Bailey 02 6572 2705

0	II	\$198,000
0	III	
0	IV	



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

0	II	\$198,000
0	III	
0	IV	



Singleton
1/27 Doyle Street

Hospital area unit in secure complex

Premier position only 100m from Singleton Hospital. Situated in lovely Doyle St this spacious 2 bedroom unit will surprise with its large open living spaces. Both bedrooms of roomy proportions & the double brick construction provides a sturdy & cool dwelling. Master bedroom with doors to private balcony & built in robes feature in both bedrooms. Bathroom is especially spacious & inc. a separate toilet. Also, split air conditioner, under cover car space & a small quiet complex of only 4 units.

Jason Crouch 02 6572 2705

2	II	\$215,000 - \$235,000
1	III	
1	IV	



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

0	II	\$210,000
0	III	
0	IV	



Singleton
1 Bowman Street

Build your dream home on a street lined with Jacarandas in a prime town location

Located in one of Singletons most tucked away, yet convenient positions, this residential block is ready for a re-build. With beautiful Jacarandas lining both sides of this cul-de-sac, it truly is a lovely streetscape and only a short stroll to Singletons CBD. With approx. 770m2 at your disposal this site is absolutely begging for someone to create their dream home. A very rare chance to acquire a building site in such a highly sought after location.

Please note the house on this block is uninhabitable.

Jason Crouch 02 6572 2705

2	II	\$225,000
1	III	
0	IV	



Singleton
2/10 Townhead Crescent

Low Maintenance & Private Unit in Town

Lovely outlook in a quiet street downtown, this beautifully presented property with lock up car storage is sure to please. 2 spacious bedrooms with built in robes and main with ceiling fan. The bathroom has been renovated and is in excellent condition.

Open plan living and dining adjoin the modern kitchen which inc. stainless steel appliances, ample bench space & pantry. The private backyard with additional common area is well cared for & maintained by privately managed body corporate. Very affordable \$200 per quarter body corporate fees.

Jason Crouch 02 6572 2705

2	II	\$230,000 - \$255,000
1	III	
1	IV	



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

0  \$250,000
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Singleton
1/26 Pioneer Road

NORTH FACING DUPLEX IN HUNTERVIEW

With in a sunlit northerly aspect, this neat duplex home offers low maintenance living across a single level layout with extra features including ducted air conditioning.

- Neat and modern facade with easy care landscaped garden frontage
- Spacious integrated living and dining zone offers optimal outdoor flow
- Covered alfresco area suits barbecues as children play on level lawn
- Functional kitchen, servery bar and stainless appliances including dishwasher
- Three bedrooms have built-ins, master with walk-in and ensuite
- Ducted air conditioning for year round comfort
- Fresh fully tiled family bathroom includes a shower and separate tub
- Single garage with internal entry
- Fantastic opportunity for young families, downsizers or savvy investors

Scott Bailey 02 6572 2705

3  \$339,000
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Broke
19 Singleton Street

PRIME 1336sqm 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

Scott Bailey 02 6572 2705

0  \$255,000
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Singleton
85 Retreat Road

"The Retreat" | It's a Lifestyle!




Picturesque small acreage blocks just 10 minutes from the centre of Singleton. Offering underground power, town water and telecommunications infrastructure, these three to seven acre lots are now available from \$280,000. Each acreage is fully fenced with timber gated entrance ways.

The affordability of these properties will allow small acreage owners to set their sights on building the home, sheds and design they really want. Now construction of the sub-division has been completed, it's an ideal time to jump in and select your mini-farm and secure the space you need.

Only a 5% deposit required!

For inspections or further information, please contact Scott Bailey at Bailey Property & Livestock on 0407 722 705.

Scott Bailey 02 6572 2705

0  \$280,000 to \$400,000
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Singleton
205/ Retreat Road

"The Retreat" Stage Two | Now Selling!

- Picturesque small acreage blocks just 10 minutes from the centre of Singleton.
- Underground power, town water and telecommunications infrastructure.
- Your choice of 2.5 to 7 acre lots
- Acreages priced from \$330,000 to \$400,000.
- All lots will be fully fenced with timber gated entrance ways.

0  \$340,000
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Only a 5% deposit required. Lots and pricing plans available.




Scott Bailey 02 6572 2705



Singleton
17-19 Dunolly Road

Small Acreage in Town!

Ideally located close to Singletons town centre, this competitively priced 3 bedroom weatherboard home is positioned on almost 1 acre. All bedrooms of generous sizes, living spaces consisting of a large lounge room, dining room & eat in kitchen. Bathroom includes a separate WC and is in very good condition. Approx 3979m2 of prime alluvial land ideal for horses or any other rural pursuit. Town water is also connected adding further ease to the keeping of animals/livestock. Other features include garden shed, verandah with ramp access, ceiling fans to main bedroom & living area, secure fencing and within walking distance to main street.

3  \$350,000 - \$380,000
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Jason Crouch 02 6572 2705



Singleton
1 Woodward Avenue

Invest in the future with this quality 1970's family home.

Terrific value brick & tile 3 bedroom home priced in the mid \$300's. Deceptively spacious with a 5.4m main living room plus an additional dining room. Timber kitchen is also of generous proportions & overlooks backyard. All 3 bedrooms with built in robes & master bedroom a generous 3.9m & with full wall of robes. A single lock up garage is accompanied by a single carport in back yard. Back yard access is simple via side gates & the yard is near level. Also, slow combustion fire, AC, workshop/garden shed, separate WC & quiet area.

3  \$349,500
1 
1 

Jason Crouch 02 6572 2705



Singleton
Lot 209 Retreat Road

"The Retreat" Stage Two | Now Selling!

- Picturesque small acreage blocks just 10 minutes from the centre of Singleton.
- Underground power, town water and telecommunications infrastructure.
- Your choice of 2.5 to 7 acre lots
- Acreages priced from \$330,000 to \$400,000.
- All lots will be fully fenced with timber gated entrance ways.

0  \$350,000
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Only a 5% deposit required. Lots and pricing plans available.




Scott Bailey 02 6572 2705



Singleton
48 William Street

Stand out from the crowd with this fully renovated, family home with character!

Positioned in highly sought after William St, this fully renovated home is in outstanding condition & ready to live in. The rambling corner block provides backyard access for vehicles etc & and abundance of room for kids & pets. Internally you will appreciate a combination of the original charm such as hardwood floors & decorative ceilings as well as the mod cons such as an ensuite, stunning new kitchen & open plan. High ceilings throughout & fresh paint inside & out give the property roomy, fresh feel. Overall this is beautiful & perfectly presented cottage that the owners have renovated with style & quality.

2  \$385,000 - \$415,000
2 
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Jason Crouch 02 6572 2705



Singleton
39 Ada Street

Lovely quiet street and LOTS of room for vehicles and outdoor/gym equipment!

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

4  \$407,000
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5 



Broke
17 Singleton Street

Family home on 2024 sqm with loads of potential and outdoor space!

Three bedroom family home situated in the quaint township of Broke at the gateway to the Hunter Valley wineries and base of the Brokenback Ranges.

- Enormous 6.4m x 7m family entertaining area with bar and combustion wood fire
- Separate lounge and dining room
- Three bedrooms all with ceiling fans located off hallway separating living and sleeping areas
- Bright and airy kitchen with adjoining laundry and second bathroom
- Many options for outdoor living including 4.5m x 7.1m entertaining area
- Situated on 2024 sqm with beautiful established trees and endless backyard family fun
- An abundance of shedding including carport plus 2 car garage, two large storage sheds plus additional 7.5 x 8.2m carport
- Perfect for the car enthusiast or anyone looking for an outdoor workshop, home gym or additional entertaining areas

Scott Bailey 02 6572 2705

3  \$415,000
2 
8 






Singleton
16 Acacia Circuit

First Home Buyers Special!

Ideal first home buyers property located in Hunterview. This 3 bedroom home is in excellent overall condition & comes with several quality extras. The key areas of bathroom & kitchen have both undergone recent replacement & are in near new condition. Living space is in abundance with lounge & family rooms & an enclosed outdoor room which feels like an extension of the home. Queensland room includes insulated ceiling, slow combustion fire, tiled floor & is a standout feature of the home. All 3 bedrooms inc. built in robes, master BR with split system AC. An attached single garage is complimented by a 4.4m x 6m colourbond shed complete with power & side vehicle access. Also, roller shutters, garden shed, near level block, ceiling fans & high level of presentation.

Jason Crouch 02 6572 2705

3  \$385,000 - \$415,000
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2 






Singleton
4 Noble Close

Four bedroom family home in a quiet cul-de-sac location

Located in one of Darlington Estates quiet cul-de-sacs, this beautifully presented 4 bedroom home is "move in ready". With a combination of 3 separate living areas there is ample room for a family & important areas such as the kitchen and bathroom are in excellent condition. 3 of the 4 bedrooms include built ins & 2 of them could be considered main sized rooms. The backyard is picture perfect with established lawns, 2 x undercover areas, chicken run & raised garden beds. A 6m x 7.9m lock up shed is easily accessed by a vehicle & includes power & lighting. Also, slow comb. fire, several AC's, lovely gardens & lawns & 2nd WC.

Jason Crouch 02 6572 2705

4  \$400,000 - \$430,000
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2 






Singleton
6 Cassandra Close

Family home with Queensland room perfect for entertaining!

Literally nothing to do. This beautiful 3 bedroom located in Cassandra Close has been perfectly presented & is truly "move in ready". Big money items such as bathroom, kitchen & laundry have all been replaced in recent years & the remainder of the house is also in excellent condition. A fantastic 6m x 5.2m enclosed Queensland room at the rear of the home is standout feature. Fully enclosed with tiled floors and insulated ceiling, the outdoor space feels more like an extension of the home. A single garage & drive through carport cater to day to day parking & a 5m x 9m colourbond shed in the backyard with additional lean-to section is ideal for the other toys. Both front & back yards are in good order with landscaping complete & established hedges for privacy. Also, 2 x AC's, slow combustion fire, water tank with pump, garden shed, roller shutters, paintwork in good order inside & out.

Jason Crouch 02 6572 2705

3  \$400,000 - \$430,000
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Singleton
130 John Street

EX CAFÉ / RESTAURANT PREMISES – PRIME CBD LOCATION

- Zoned B4 Mixed use.
- 317.5m2 positioned with excellent main street exposure.
- Includes existing café fit out with commercial kitchen.
- Ample parking on John Street along with a substantial Council carpark at the rear facing Ryan Avenue.
- Sound investment property – leasing history available.
- Great opportunity to establish an exciting business in the food industry in your own premises.

Scott Bailey 02 6572 2705

 Contact Agent





Singleton
22-26 John Street

Over 5% net return!

An absolutely prime investment property consisting of three individual one bedroom units, positioned in the heart of Singleton. All three properties are in good to very good condition & all are currently leased. Each property is surprisingly spacious and includes modern kitchens and bathrooms, air conditioning, plus generous car storage. Car storage is at the rear and includes carports for all three and an additional lock up double garage for number 26. Combined rents currently total \$760 per week with annual outgoings at approx. \$10,845 pa. Located in a terrific central position & with 3 separate tenants this property has enjoyed very low vacancy rates over the years & is sure to continue its favourable returns.

Jason Crouch 02 6572 2705

3  \$560,000
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Singleton
1 Atkinson Close

You'll love the rural feel to this poolside family home in Hunterview

Big & beautiful family home positioned in a secluded Hunterview cul-de-sac. The cul-de-sac location is within metres of council reserve & open farmland creating a peaceful rural-like feel with minimal traffic. There are a multitude of living space options including an XL lounge room, tiled family & rumpus rooms and more than enough space for a large family. The centrally located kitchen overlooks both the covered outdoor area & a stunning in ground salt water pool beyond. All kids bedrooms include built in robes, master BR with roomy ensuite & walk in robe. A 12 metre covered entertaining area includes a built in BBQ/outdoor kitchen & adjoins the pool. Pool enjoys total privacy & is surrounded by a hardwood deck & established gardens. Also, ducted AC, backyard access via double gates, secure yard & established buffalo lawns.

Jason Crouch 02 6572 2705

4  \$565,000
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Singleton
301 Mirannie Road

Ready to build your dream - so close to town

- Approximately 44 Ha (110 Acres) positioned within close proximity to Singleton. (8km to towns edge)
- Enjoy that rural lifestyle you have always wanted with the convenience of this unique position.
- Offering a blend of timbered and cleared portions creating an adventure haven for the kids.
- Excellent fencing, and well-watered with a new dam and double frontage to Dangar Creek.
- A huge plus is that 3 phase power has been connected to the block. The transformer is connected to a private pole inside the property boundary ready to be connected to your shed or residence. Saving you thousands.
- An extremely rare opportunity to develop your rural dream with a significant amount of capital expenditure already complete. (i.e. New fencing, clearing, new dams, gate way & power connection).

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\$595,000

Scott Bailey 02 6572 2705



Jerrys Plains
469 Redmanvale Road

Established 25 Acre Holding, Perfect for Horses

With beautiful mountain views of the Wollemi National Park, this 25 acre property is set up to have your horses at home, to give the kids room to run or to simply enjoy a quiet private retreat. The property features include:

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\$580,000 - \$620,000

- 25 acres divided into 5 paddocks, mostly cleared with some timbered areas.
- Very comfortable 3 bedroom home shaded by established trees.
- Main bedroom with study nook.
- Kitchen / dining area leads to a large outdoor entertaining deck and shaded pool.
- Lounge with slow combustion fireplace adjoining an additional front verandah.
- Two A/C units and ceiling fans.
- Self contained, 1 bedroom studio apartment with split system a/c and separate water supply.
- 2 dams, various water troughs and 105,000 litres tank water storage.
- 5 bay shed with tack room, concrete floor & power connected.
- American style barn.
- Round yard and fencing consisting of a combination of post & rail and wire.

A perfect property for rural family living.

Scott Bailey 02 6572 2705



Singleton
4/149 Maison Dieu Road

ESTABLISHED INDUSTRIAL COMPLEX

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





\$550,000 + GST

- 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



Mirannie
2471 Mirannie
Road

"Fairview" | The Perfect Rural Blank Canvas | Amazing Views

- 41 Ha (102 Acres) nestled in a beautiful valley setting enjoying stunning elevated views of the Mirannie Valley.
- The perfect blank rural canvas to develop your rural lifestyle. Well-watered by 8 dams and an extremely reliable spring fed gully.
- Fenced into 4 paddocks with 14m X 7m hay/machinery shed and old dairy complex with yard (3 phase power available).
- Commanding building site with impressive views. (Single phase power available to the site saving you tens of thousands. Along with a double garage and water tank)
- Situated an easy 1 ¼ drive to Newcastle's beaches, 45 minutes to Pokolbin Wine region & 2 hours to Sydney's north.
- A special location to develop your rural lifestyle dream. Rare beauty with semi established infrastructure.

0  EXPRESSIONS OF
 0  INTEREST
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FOR SALE BY EXPRESSIONS OF INTEREST | Contact Scott Bailey 0407 722 705
Scott Bailey 02 6572 2705



Singleton
8 Llanrian Drive

Beautiful family home built for entertaining on over an acre.

A truly stunning family home with an array of quality extras positioned on 1.05 acres. Located on a no-through road, this beautiful 4 bedroom residence could easily described as a "forever home". Living space is in abundance with a combination of family, living, dining & lounge rooms. If this isn't enough there is a study/5th BR & 9 metre covered entertaining area, which overlooks the level backyard & in-ground pool. A near new kitchen with stone benchtops & double oven is the centre piece of this lovely home. Master bedroom with walk in robe & spacious ensuite & all kids bedrooms with built in robes. In addition to a double garage with internal access there is a 10m x 6m Colourbond shed for the boat/caravan etc & a single carport. Other outstanding improvements consist of a self cleaning in-ground pool with bungalow, bi-fold doors to entertainment area, ducted air conditioning, 10Kw solar system, completed landscaping & established gardens.

4  \$699,900
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 5 

Jason Crouch 02 6572 2705




Singleton
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.

0  Contact Agent
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Scott Bailey 02 6572 2705



Broke
397 Milbrodale
Road

"Kalagari" | Character filled property set amongst the Vineyards

Nestled at the foothills of the Brokenback Ranges and Yengo National Park and surrounded by some of the Hunter's most notable wineries and restaurants, "Kalagari" is the ideal country residence or weekend retreat.

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By Expressions of Interest

Set on 37 acres, the original 1900's soldiers settlement cottage has been thoughtfully extended to ensure the historic features of the property have been retained, including many of the original floorboards and brick fireplace. A homely and extremely comfortable cottage, the homestead now boasts four bedrooms, including a separate, large master bedroom with ensuite and balcony on the upstairs level. The three additional bedrooms and a study are located on the ground floor and separated from the living areas.

With beautiful views of the vines and surrounding mountain range, the large 9.8m x 5.2m lounge room features raked ceilings and split system air conditioner. Winter nights will be spent snuggled on the lounge next to the wood burner and family meals will be shared all year round in the 7.2m x 4.8m enclosed entertaining area.

In addition to its award-winning vines which consist of a highly regarded Chambourcin and Shiraz, the property currently boasts a very successful and profitable bed and breakfast operation, capitalising on its close location to many wineries and wedding venues.

The property is well set up for horses, with fully fenced 5-acre and 20-acre paddocks with dams, plus a further 3 smaller yards, one with shade sails close to the main house and gravity fed troughs. All fencing is post and wire with sighter wire on the top strand.

Water is a feature of the property with three dams and a 500m frontage to the Wollemi Brook. Water storage includes a 5 meg PID licence, 33,000 litre holding tank and second 25,000 litre rain water tank off the house.

Additional buildings include a shed currently used as a tack and feed shed. There is an additional 10 x 10 Colourbond machinery shed towards the end of the property.

A storybook home in a beautiful location makes "Kalagari" the ideal property to start your next chapter.

For sale by Expressions of Interest, closing 12 noon, Friday 27th March, 2020.

Scott Bailey 02 6572 2705



Gresford
1425 Paterson
River Road

"Thalaba" | Beautiful Country Escape | Paterson Valley Grazing Country

- 121.03 HA (299 Acres) of fertile valley grazing country and naturally timbered hills on two separate titles
- Beautiful home with cedar windows and doors throughout and incredible views of the surrounding hills and farmland
- "Thalaba" has been lovingly constructed by owners with an eye for detail
- Three light filled bedrooms with skylights and ceiling fans throughout
- Separate guest accommodation or parents retreat with ensuite
- Modern open plan kitchen with quality appliances and living areas with reverse cycle air conditioning and views that go on forever
- Fenced into 7 paddocks and linked via 2 access runs
- All paddocks have dams, some spring fed and approximately 600m of the Guygallon Creek runs through the middle of the property.
- High quality livestock infrastructure including steel cattle yards with vet crush and several small yards
- Huge 3 bay garage shed and workshop with concrete floor
- A Biocycle septic system supplies water to the gardens surrounding the home
- The property features solar power and a roof sprinkler system.

"Thalaba" is a spectacular rural getaway just minutes from the lower Hunter Valley's township of Gresford. Enjoy running cattle and exploring the hills and bushland on horses or bikes.



Singleton
218 Goorangoola
Road

The dream is real. Rural living at its best.

A truly high quality rural property positioned on a 100 acre parcel of grazing land only 15 mins drive from Singleton. The owners of this property have not spared any expense or effort in creating this stunning, executive 4 bedroom residence. With a wide array of impressive features, the intelligent plan has resulted in a combination of 5 indoor/outdoor living spaces in this family friendly home. The master bedroom is luxurious with an impressive walk in robe/dressing room, a beautiful ensuite and rural views for kilometres. Hardwood floors feature throughout the main living areas & high ceilings are standard throughout. The quality features continue outdoors with a self-cleaning inground pool being overlooked by the outdoor area, which is a combination a screened room, a covered deck & an open area surrounding a fire pit. The 100 acre paddock is entirely useable for grazing/horses & the property includes an easement to Glennies Creek for access to permanent water. A long list of other improvements include a outdoor kitchen, slow combustion fire, office/4th BR, kitchen with stone benchtops & walk-in-pantry, ducted AC, double attached garage, 12m x 12 m colourbond shed with power, concrete floor & 45,000 litre tank, 3 paddocks, good quality fencing, many established trees & gardens, 135,000 litre water storage, large dam & a level of presentation that is rarely seen.

Jason Crouch 02 6572 2705

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Westbrook
399 Westbrook
Road

"GLEN NEVIS" - LANDMARK HUNTER VALLEY RURAL PROPERTY

- Approximately 305.93 Ha (755 Acres) of undulating to hilly grazing country with highly fertile alluvial creek flats.
- Fully cleared with exception of selective shade timber.
- Approximately 1.9km of beautiful double frontage to Westbrook Creek with some of the most scenic swimming & fishing holes in the district. (26 meg irrigation license)
- Gorgeous Late Victorian Homestead offering grand proportions & many ornate original features.
- Boasting 6 bedrooms (including guest wing) study & 4 bathrooms. Formal lounge, formal dining and large family room with meals area adjacent to the impressive country kitchen.
- Deep verandas, outdoor entertaining courtyard and in ground swimming pool.
- Ample shedding complete with workshop, machinery shed, car accommodation and cool room.
- Historical second dwelling. "Corrigan's Cottage". With 9 rooms and potential to be used in conjunction with a B&B operation.
- Glen Nevis presents a rare opportunity to acquire one of the Hunters most iconic rural homesteads. Offering beautiful scenery nestled in a tightly held, highly sought after area.
- Potential to continue with the B&B approvals or just enjoy the rural lifestyle with the large scale viability of the cattle operation.
- Potential to purchase an additional 142 acres on the eastern side of Westbrook Road as a second title with a large set of steel & timber stockyards with loading race.
- Currently carrying 90 breeders with the property divided into 9 paddocks with 8 dams. (including Lot 5 - Eastern side of Westbrook Road).
- Positioned a comfortable 2 hours drive from Sydney, 1 hour from Newcastle, 15 minutes to Singleton & 30 minutes to Pokolbin.

Scott Bailey 02 6572 2705

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Bailey