

Listings






Singleton
12B Pepper Close

BRAND NEW – 1st HOME BUYER INCENTIVES

Absolutely brand new & unlined in. This 4 bedroom, 2 bath & 2 garage home has just been completed & therefore is eligible to a host of first home buyer government incentives. A property such as this is eligible for both the \$10,000 first/new home buyers grant & is also in a category that renders the purchase stamp duty exempt. This equates to savings of around \$28,000/\$29,000 dollars on a home of this value. The property will have the spacious yard levelled & ready for turf & is 100% complete internally. With stone benchtops, walk in pantry, ducted AC, 3 x living spaces & floor to ceiling tiles in both bathrooms, it is a quality build through & through. The position is ultra-private with a cul-de-sac position & little traffic. Also, full built ins, high ceilings, walk in robe, alfresco area & garage with auto door & internal access.

Jason Crouch 02 6572 2705

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\$510,000 - \$540,000



Singleton
19 View Street

Three bedroom cottage on quiet street

- * Located on a quiet leafy street
- * Timber boards throughout halls, living & kitchen
- * Three bedrooms with carpet
- * Open plan lounge and kitchen with air-con
- * Large kitchen with space for dining table
- * Bathroom with separate toilet
- * Large yard - pets on application
- * Single garage
- * Available NOW

Alison Stucke 0265722705

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\$330 pw



Singleton
11 Dalton Ave

Tidy three bedroom home downtown

- * Three bedroom home in downtown location
- * Modern kitchen opening out to dining room
- * Kitchen with dishwasher & wide bench tops
- * Floor boards throughout the home
- * Renovated bathroom with huge tub & separate shower
- * Separate toilet with 2nd vanity
- * Main bedroom with 3 door built-in robe & fan
- * Two other bedrooms with built-ins & fans
- * Large backyard includes 3 bay shed
- * Additional covered BBQ area, backyard access
- * Fully fenced - pets strictly on application
- * Available to move in from first week in March

Alison Stucke 0265722705

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\$360 pw






Singleton
22 Lawson Avenue

3 BEDDER – GREAT VALUE

Great value for your dollar with this 3 bedroom brick & tile home in Singleton Heights. Positioned within close proximity to schools & shops this property is an ideal investment and/or first home. A renovated bathroom & tidy kitchen make for little to no additional expense & timber floorboards are a lovely feature. Separate lounge & dining rooms provide space & lounge inc. Ac. Backing onto acres of parkland is a terrific bonus. With no neighbours at rear and a wide open aspect, it is a great feature of this home. Also, ceiling fans, built in robes, attached single garage & garden shed.

Jason Crouch 02 6572 2705

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\$295,000 - \$325,000



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

3 \$345,000 - \$370,000
2 Inspect
1 Sat 9:30-10:00am

- 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
16 Ada Street

4 Bedrooms with Separate Games Room

- * 4 Bedroom home with built in robes in 3 bedrooms
- * Ceiling fans
- * Kitchen with dishwasher
- * Split system air conditioner
- * Slow Combustion Fire
- * Separate games room/storage from house
- * Single Carport
- * Covered outdoor entertainment area
- * Long Term lease available
- ** Please note - shed at rear of property is not included

4 \$440 pw
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Alison Stucke 0265722705



Singleton
4 Park Street

5 BEDROOMS IN CENTRAL TOWN POSITION

Tucked behind the neatly trimmed hedge and private, secure gates you will find this surprisingly large town property. The property has the flexibility in configuration to be a large 5 bedroom family home, 2 residences or a residence / home office. Independent access to each level adds to the versatility.

5 \$495,000 - \$535,000
2 Inspect
4 Sat 10:30-11:00am

- 5 bedrooms
- 2 kitchens
- 2 bathrooms
- 2 living areas
- loft area
- rear deck plus entertaining area.
- Secure backyard with double garage, double carport and additional storage sheds.

Located close to parks, town services and shops, this property is a rare find.

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.

Scott Bailey 02 6572 2705

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\$875,000






Singleton
58 Lawson Avenue

CONVENIENT HEIGHTS LOCATION

Extremely affordable 3 bedroom brick & tile home in Singleton Heights within close proximity to the shops, clubs, schools & sporting ovals. Great features such as polished timber floorboards, modern kitchen with dishwasher & separate lounge room. Attached single garage with internal access is complimented by additional single carport. Backyard access is simple via rear gates & provides access to the large shed in backyard. Shed inc. concrete floor, power & lighting. Also, covered BBQ/entertaining area, secure backyard & rural aspect at rear

Jason Crouch 02 6572 2705

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\$305,000 - \$330,000






Singleton
17 Pitt Street

FIRST CHANCE TO VIEW - THURSDAY 7TH FEB 5:15PM

Fantastic location in Pitt Street within a short walk to Singletons CBD. Double brick construction with 3 separate living spaces. Central lounge room with timber floors & decorative cornices, dining room & a large eat in kitchen. Kitchen inc. modern appliances & opens to outdoor area at rear. An XL all in one bathroom inc. beautiful skylight & good overall condition. House fully air conditioned via several split systems, paint & floor coverings in good condition. Rear lane access provides entry to single garage & gates allow access to the fully fenced backyard. A covered BBQ area caters to outdoor living & includes an outdoor/2nd WC. Terrific value in the heart of town.

Jason Crouch 02 6572 2705

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\$330,000 - \$360,000






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.

Jason Crouch 02 6572 2705

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\$685,000 - \$720,000

Inspect

Sat 12:30-1:00pm



Singleton
16 Gardner Circuit

Tidy 3 Bedroom Home in Singleton Heights

- * 3 bedrooms, main with built in wardrobe
- * Lounge with split system air conditioner
- * Kitchen with dishwasher
- * Single lock up garage
- * Split level back yard with entertaining area
- * Pets considered on application
- * Long lease available
- * Available NOW

3  \$360 pw
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Molly Hailes (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.

4  \$1,135,000 - \$1,245,000
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Jason Crouch 02 6572 2705



Singleton
13 Asquith Avenue

Tidy 4 Bedroom Home in Hunterview

- * 4 bedroom home, main with ensuite & walk-in robe
- * 3 bedrooms with built-in robes
- * Great sized kitchen with dishwasher
- * Seperate lounge room to dining
- * Ducted air-conditioning
- * Double garage & garden shed
- * Fully fenced yard
- * Long lease available
- * Sorry, no pets

4  \$470 pw
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Molly Hailes (02) 6572 2705



Singleton
3 Edna Close

MODERN FAMILY HOME

- * Four bedrooms with built-in robes plus study
- * Main bedroom with ensuite and walk-in robe
- * Open plan living with meals & family area
- * Modern kitchen with dishwasher
- * Ducted Air Conditioning
- * Covered outdoor area overlooking inground pool
- * Garden Shed
- * Double Garage will be excluded from lease
- * Available 11th February
- * 6 month lease only
- * Lease must end 11th August

4  \$510 pw
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Molly Hailes (02) 6572 2705



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.

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\$295,000 - \$325,000

Jason Crouch 02 6572 2705



Singleton
8 Polo Avenue

4 BEDDER IN HUNTERVIEW

This affordable 4 bedroom home offers excellent investment or first home potential. Families will love the choice of space with 2 large and separate living areas, dining room and a paved outdoor area. The large galley kitchen includes stainless steel appliances, large fridge space and dishwasher. Master bedroom features WIR and ensuite all other bedrooms are of good size & include ceiling fans & BIR. The bedroom wing has plenty of built in storage and the main bathroom inc. a separate WC and is in excellent condition. A level & secure backyard is complete with many established trees & gardens. Other features include 2 x split AC's, lock up garage with internal access & garden shed.

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\$360,000 - \$390,000

Jason Crouch 02 6572 2705



Singleton
18 Church Street

CENTRAL DOWN TOWN LOCATION

Located in Church Street, this charming weatherboard home is within a short distance to many amenities including clubs, schools & Singleton CBD. Internally in very good condition, this home is a pleasant surprise once stepping through the front door. Both bedrooms are genuinely large & inc. built in robes. A modern eat in kitchen overlooks the large block & yard & includes AC & new flooring. The roomy lounge room includes feature stepped cornices, fire place & a lovely "neighbourless" outlook to the Singleton Showground. The bathroom is in excellent condition & retains some of its old world charm by way of the pedestal sink & high ceilings. The large 794m2 & level block also lends itself for further improvement or development in the heart of town. Also, backyard access & shedding.

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\$330,000 - \$360,000

Inspect

Sat 10:30-11:00am

Jason Crouch 02 6572 2705



Singleton
2/31A Howe Street

Beautiful Three Bedroom Home

- * Privately situated on a battle axe block
- * Three great sized bedrooms 2 with walk-in robes
- * Third bedroom with built-in wardrobe
- * Ducted air-conditioning throughout
- * Beautiful high ceilings in open plan spacious living
- * Kitchen includes gas cooktop, dishwasher & walk-in pantry
- * Spacious bathroom with bath & huge shower
- * Double garage with internal access
- * Laundry with great linen cupboard
- * Lovely rear deck to soak up the sun with ceiling fan
- * Small easy to maintain yard with rain water tank
- * Quiet area, close to hospital & town
- * Sorry, no pets
- * Long lease available
- * Available to move in from Mid Feb!

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\$440 pw

Alison Stucke 0265722705



Singleton
2060 Mirannie
Road

FIRST CLASS HUNTER VALLEY GRAZING PROPERTY

"Myoola", 2060 Mirannie Road, Mirannie, NSW, 2330.

- 363.8 Ha (900 Ac) offering fertile flats to gently undulating country along with some hilly timbered portions. The property is predominantly cleared with the exception of selective shade timber.
- Magnificent water with a 1km double frontage to Mirannie Creek, 3 spring fed gullies & 26 dams.
- Split into 16 paddocks with 2 sets of cattle yards.
- Improvements offer a beautifully renovated 3 bedroom with sunroom & study. Formal lounge, slow combustion fire, additional family room & fully air conditioned.
- Enclosed BBQ area with outdoor kitchen & 15,000 gal fresh water storage.
- Excellent shedding with ample vehicle accommodation & hay/machinery sheds. An old dairy, 12 tonne silo and the original Reedy Creek School house is also on the property.
- Myoola has consistently carried 90 Simmental breeders, producing high quality livestock enjoying regular showing success with their stud.
- Properties such as Myoola rarely come onto the market in this tightly held area.
- Situated an easy 1 h 20 min drive to Newcastle & 2h 30 min drive to Sydney.

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EXPRESSIONS OF
INTEREST

For Sale by Expressions of Interest
EOI closing Friday March 8th at 12 noon.

Scott Bailey 02 6572 2705



Singleton
53 Broomfield
Crescent

AS NEW 3 BEDROOM HOME IN BRIDGMAN RIDGE

With a beautiful outlook over Singleton, this immaculate 4-year-old 3 bedroom home is in "as new" condition. Positioned at the end of a cul-de-sac, this modern property enjoys open plan living including a spacious kitchen with stainless steel appliances & ample bench space which flows to the outdoor alfresco area and well cared for yard. All bedroom's inc. built in robes, ceiling fans and are of generous sizes. The master bedroom is ideally located at the rear of the home & inc. ensuite and walk in robe. A double garage with internal access has a 2.3m high clearance and is 8m deep. A truly modern & contemporary home in a quiet location with a smart use of space.

Jason Crouch 02 6572 2705

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\$395,000 to \$425,000



Singleton
13 Sinclair Avenue

PREFERRED HUNTERVIEW STREET

Located in sought after Sinclair Avenue, this beautifully presented 4 bedroom home provides an abundance of living space. A combination of 4 spacious living spaces provides a spot for everyone, even in the large family. With formal lounge at front, an expansive tiled family & meals area around the central kitchen & a separate rumpus/games room at the very rear, you will not outgrow this home. Paint & carpet are near new throughout & both bathrooms are in excellent condition. The back yard is private with new fencing and an established lawn, vehicle access is available & a pebbled area suitable for caravan or boat storage is already established. Also, double garage with auto doors & internal access, large ducted & zoned AC system & 10/10 presentation.

Jason Crouch 02 6572 2705

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\$455,000 - \$485,000



Singleton
24 Wakehurst
Crescent

NEAT 3 BEDROOM HOME IN HEIGHTS

This affordable & neat, air conditioned 3 bedroom home is located in Singleton Heights. Kitchen is near new and in good repair. All 3 bedrooms of good sizes and the bathroom in fair condition. Currently rented at \$250 per week, this property represents a solid return on investment or ready to move in to. Backyard is secure & fenced & suitable for children or pets and includes a garden shed. Also, air conditioning, garden shed & leased until 31/05/19.

Jason Crouch 02 6572 2705

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\$228,000



Singleton
15 James House
Close

QUIET FAMILY HOME IN SOUGHT AFTER LOCATION

For those who value privacy, generous spaces and a large block, this property is for you. Located in one of Singleton Heights' preferred cul-de-sacs, this home has some great features.

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\$495,000 - \$525,000

- Immaculate home with large yard
- Modern kitchen with breakfast bar and walk-in pantry
- Tiled family room with split system A/C opening to covered BBQ area
- Formal lounge & formal dining room or study
- 4 bedrooms with built-in-robos and ceiling fans
- Main bedroom with s/s air conditioner, walk-in-robe & ensuite
- 3 way bathroom with separate bath
- Double L/U garage & excellent side access to yard

Inspections are available by appointment.

Sheree Klasen 02 6572 2705



Singleton
12 Beh Close

4 Bedroom Family Home in Singleton Heights

- * Large family home in a quiet cul-da-sac
- * 4 bedrooms, 3 with built-ins
- * 3 way bathroom with bathtub
- * Combined lounge/dining with additional meals area off the kitchen
- * Reverse cycle A/C in the lounge room
- * Large flat backyard with garden shed
- * Double garage
- * Parking for a boat or caravan with additional driveway
- * Pets on application
- * 6 month lease initially
- * Available 1st February 2019

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\$420 pw

Molly Hailes (02) 6572 2705



Singleton
5 Muller Place

UNBEATABLE VALUE 3 BEDDER

Value for money that is hard to beat here with this renovated 3 bedroom brick & tile home in Singleton Heights. The owner has completely refurbished the entire property resulting in an as new property with a very reasonable price tag. A new kitchen adjoins the dining area with timber floor boards and overlooks a large carpeted lounge room. A fenced & secure backyard suits kids & pets & the single carport provides drive through access to the yard. Also, AC, new bathroom, cul-de-sac position & excellent overall presentation.

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\$295,000 - \$320,000

Jason Crouch 02 6572 2705



Singleton
7 James Cook Avenue

Tidy 3 Bedroom Home

- * Very tidy three bedroom home
- * 2 bedrooms with mirror built-in robes
- * All bedrooms with ceiling fans & carpet
- * Timber floor boards to living & hallway
- * Modern bathroom with shower, bath & heated towel rail
- * Open plan living & dining with fans & air-conditioner
- * Fully fenced yard with large shady tree
- * Deck overlooking the yard
- * Pets on application

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\$340 pw

Molly Hailes (02) 6572 2705



Singleton
9 Rawcliffe Street

ONE OF TOWNS BEST HOMES

Rawcliffe St, Singleton is without doubt one of the towns most well known streets. Lined with towering Jacarandas on both sides it truly is a beautiful sight at any time of year. 9 Rawcliffe St is a 4 bedroom residence that has undergone extensive renovations & extensions in recent years & the finished product enjoys 3 separate living spaces, 2 x bathrooms, a truly stunning kitchen & hardwood floor boards. The top floor hosts 2 childrens bedrooms & a large living/rumpus room. This space is extremely versatile & could be used as either a 3rd living space or an additional bedroom. The rear wall of the home is almost all glass & overlooks the timber deck which includes ceiling fans & downlights. The deck flows to a low maintenance yard through to the sparkling inground (self-cleaning) pool. The kitchen is the centre piece of this property with stone benchtops, German appliances, food prep sink, 2.5m high cabinetry, 6 burner gas cooktop & is expansive in its size. The long list of further features includes, 5kw solar system, double garage & double carport, auto front gates, ducted AC, fresh paint, rear gate access to Albion Park, privacy hedges on both sides & too much more to document.

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\$695,000 - \$735,000

Jason Crouch 02 6572 2705



Singleton
21 Bourke Street

5 BED, 2 BATH - HEART OF TOWN

A big surprise is in store as you enter this character filled property in the heart of Singleton. With an appearance of a cottage the 5 bedroom, 2 bathroom interior definitely comes as a pleasant surprise. 2 separate living areas further add to the roomy nature of this home & lovely hardwood floors are a feature throughout. The master BR inc a walk in robe & tidy ensuite & the 4 kids rooms are all of decent proportions. A large covered outdoor at the rear of home overlooks the private backyard. Outdoor area even includes its own (3rd) toilet, ideal for BBQs etc. Car storage is in abundance with a double length carport providing wet weather access to the house & a single lock up garage is also provided. Its premier position directly opposite Burdekin Park provides a beautiful outlook & a bonus for those with children with its playground equipment only meters away. Also, timber kitchen with dishwasher, ceiling fans, AC & high ceilings.

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\$380,000

Jason Crouch 02 6572 2705






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

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
 2  Inspect
 4  Sat 11:30-12:00pm






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

4  \$430,000 - \$460,000
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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.

Bailey Property & Livestock 02 6572 2705

4  \$440,000
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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.

Jason Crouch 02 6572 2705

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\$240,000 - \$265,000



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.

- 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

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\$295,000 - \$320,000

Inspect

Sat 12:30-1:00pm



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.

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

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\$749,000



Singleton
297 Hambledon 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 as 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.

Jason Crouch 02 6572 2705

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\$895,000 - \$940,000



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.

8  \$1,575,000
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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
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  \$389,000
2  Inspect
1  Sat 11:30-12:00pm

Jason Crouch 02 6572 2705



Singleton
50 Queen Street

EXCEPTIONAL VALUE, CENTRAL LOCATION

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

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\$695,000

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, 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

Jason Crouch 02 6572 2705



Singleton
119/ Lifestyle Drive

Lot 119, Lifestyle Drive

Room to run free.
8010 m².

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\$315,000

Scott Bailey 02 6572 2705



Singleton **Lot 120, Lifestyle Drive**
120/ Lifestyle Drive Room to run free.
 8010 m2.
Scott Bailey 02 6572 2705

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\$315,000



Singleton **Lot 121, Lifestyle Drive**
121/ Lifestyle Drive Room to run free.
 8666 m2.
Scott Bailey 02 6572 2705

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\$315,000



Singleton **Lot 103, Lifestyle Drive**
103/ Lifestyle Drive Room to run free.
 8053m2.
Scott Bailey 02 6572 2705

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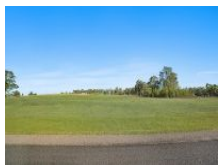
\$295,000



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

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\$295,000



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

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\$305,000



Singleton **Lot 118, Lifestyle Drive**
118/ Lifestyle Drive Room to run free.
 8010 m2.
Scott Bailey 02 6572 2705

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\$315,000






Singleton **Lot 102, Lifestyle Drive**
102/ Lifestyle Drive Room to run free.
 8053m2.
Scott Bailey 02 6572 2705

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\$315,000



Singleton **1 Months Free's Rent**
Suite 2/88 John * High traffic area
Street * Easy of access to main Street, major banks, Post office and Gowrie Street Mall
 * Gate to Gowrie Street carpark at rear
 * Shared bathroom and kitchen facilities
 * Single space in shared carpark. Providing off street parking for 1 car
 * Would suit small professional business
 * Long lease considered
 * Ground Floor location
Sarah Williams 0265722705 Tracey Franks

\$1350 per month Inc GST +
 Outgoings



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
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
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

For Sale - \$2,400,000 plus GST

Scott Bailey 02 6572 2705

 \$2,400,000 + GST





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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\$365,000

Jason Crouch 02 6572 2705



Singleton
2/57 George Street

Main Road Exposure

- *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

\$1950.00 per month + GST & Outgoings

Sarah Williams 0265722705



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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\$389,500.00

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.

4
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\$395,000

Jason Crouch 02 6572 2705



Singleton
2/108 Blaxland Ave

Opportunity in Singleton Heights Shopping Centre

- * Singleton Heights Shopping Centre
- * Popular complex with regular customers
- * Approx. 75m² with grease trap
- * Retail tenancy approved
- * Currently set as Butcher shop
- * Suitable for all retail
- * Signage available
- * Rear lane access for deliveries
- * Ample Car Spaces
- * Opposite local school , club & sporting complex
- * Popular complex with mixed retail including Foodworks, Medical centre , Chemist, Bakery, Takeway, Hairdresser, Liquor store
- * Long term lease available

Contact Sarah Williams for further information
Sarah Williams 0265722705 Tracey Franks



\$2083.33 per month + GST & Outgoings



Singleton
37 Magpie Street

Now Leasing

- Give your business an impressive new position
- Choose from 5 warehouse spaces from 140m² to 190m²
- High traffic exposure
- Contemporary design
- Register your interest today

From \$29,500 p.a. + GST + share of outgoings.

Contact us for more information.

Scott Bailey 02 6572 2705



From \$29,500.00 + GST



Singleton
75 John Street

LONG STANDING RETAIL SPACE

- *Opportunities are endless
- * Retail or Office Space
- *Approx 375m² of commercial space
- *John Street frontage
- *Rear lane entry
- *Great spece to make your own
- *Approx 54m² undercover awning at rear
- *Internal workshop space of Approx 25 m²
- *Kitchenette
- *Separate bathroom including shower facilities

\$39,000.00 per annum + GST & Outgoings

Sarah Williams 0265722705 Tracey Franks



\$3250.00 per month + GST & Outgoings



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

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\$275,000



Singleton
10-12 Dangar Road

'Lonsdale' - Circa 1890

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.

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

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\$930,000 - \$970,000



Singleton
58 George Street

HIGHWAY EXPOSURE FOR YOUR BUSINESS

- * Main Road - High Traffic Area
- * Previously set up as hairdressers salon
- * 88m2 ground floor space
- * 41m2 upstairs mezzanine
- * Kitchenette
- * Shared bathroom facilities
- * Popular location

\$1500.00 per month + GST & Outgoings

Contact Sarah Williams today

Sarah Williams 0265722705



\$1,500 per month plus GST



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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\$219,000



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.

Jason Crouch 02 6572 2705

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\$219,000



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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\$249,000



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 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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\$249,000



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
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



\$185,000 - \$275,000



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."

Sheree Klasen 02 6572 2705



\$409,000



Singleton
3/88 John Street

Great office in Historic building complex

- * High traffic area
- * Easy of access to main Street, major banks, Post office and Gowrie Street Mall
- * Shared bathroom and kitchen facilities
- * Single space in shared carpark. Providing off street parking for 1 car
- * Would suit small professional business
- * Long lease considered

\$332.25 per month + GST & Outgoings

Please contact Sarah Williams for more details.

Sarah Williams 0265722705 Tracey Franks



\$332.25 Including GST per month



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

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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

0  \$250,000
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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

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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

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\$195,000

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