



LJ Hooker **SOLD**



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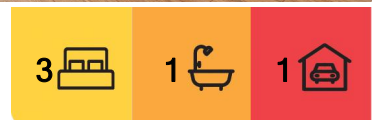


LJ Hooker

## Singleton, 10 Waterhouse Avenue

### Solid Brick Home

- A lovely low maintenance home, located in a handy town location, adjacent to Council Parks
- Comprising three bedrooms, all with built in robes, split system air conditioners and ceiling fans
- The large open lounge and dining room with split system air conditioner and ceiling fan, adjoins the kitchen
- New floor coverings and fresh paintwork throughout
- Rear patio area with laundry
- Single carport with attached workshop
- BBQ area
- Access to the backyard
- Solar panels
- This solid home offers great buying
- Whether you are looking for your first home, downsizing, or add to your investment



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/10VKF79](http://ljhooker.com.au/10VKF79)

**Contact**  
**Michael Cruickshanks**  
0409 362 130  
[michael@ljhv.com.au](mailto:michael@ljhv.com.au)



**LJ Hooker Singleton**  
**(02) 6572 4930**

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

portfolio, this home ticks a lot of the boxes

Contact Michael Cruickshanks on 0409 362 130 to arrange your private viewing today.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## More About this Property

<b>Property ID</b>	10VKF79
<b>Property Type</b>	House
<b>Land Area</b>	615.9 m2
<b>Including</b>	Air Conditioning Workshop Built-in-Robes Fully Fenced Solar Panels Ceiling fans Pergola area

**Michael Cruickshanks 0409 362 130**  
Licensee | michael@ljhvh.com.au

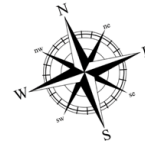
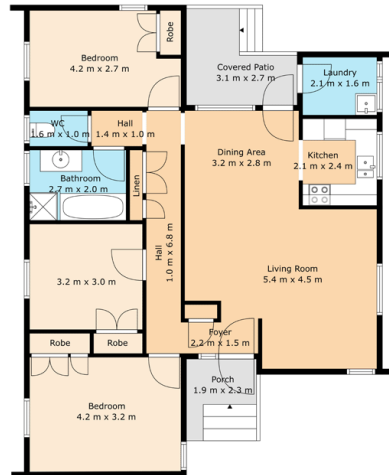
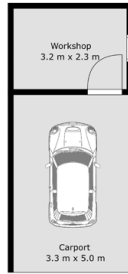
**LJ Hooker Singleton (02) 6572 4930**  
7/172 John Street, SINGLETON NSW 2330  
singleton.ljhooker.com.au | reception@ljhvh.com.au



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# 10 Waterhouse Ave, Singleton



**TOTAL: 96 m<sup>2</sup>**  
FLOOR 1: 96 m<sup>2</sup>  
EXCLUDED AREAS: ROOM: 7 m<sup>2</sup>, PORCH: 4 m<sup>2</sup>, CARPORT & BBQ AREA : 36 m<sup>2</sup>  
WALLS: 11 m<sup>2</sup>

ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY  
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