



113 Gardner Circuit, Singleton

## Be Swimming by Christmas!

Dive into your first home and make a splash this summer!

This inviting four bedroom gem offers the perfect blend of comfort, potential, and lifestyle complete with your very own inground pool ready for Christmas celebrations.

Step inside to discover a warm and welcoming layout featuring ceiling fans in all bedrooms, split system air conditioning in two, and a cosy lounge with a slow combustion fireplace for winter nights. The galley style kitchen connects seamlessly to the dining area, laundry, and double carport for everyday convenience.

Entertain in the generous Queensland room or relax under the pergola overlooking the sparkling pool &mdash; the ultimate spot for family fun and weekend BBQs. Move straight in, add your personal touches to modernise the property and be the envy of your friends this festive season!

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

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**FOR SALE**  
Contact Agent

### AGENTS

Michael Cruickshanks  
0409 362 130  
michael@ljhhv.com.au

### AGENCY

LJ Hooker Singleton  
(02) 6572 4930

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Interested parties must rely solely on their own enquiries.

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## MORE DETAILS

Property ID	10X9F79
Property Type	House
Land Area	784.6 m2
Including	Air Conditioning
	Pool
	Outdoor Entertaining
	Fully Fenced
	Ceiling fans
	Slow combustion fireplace
	Garden shed

**Michael Cruickshanks 0409 362 130**

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

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# 113 Gardner Cct, Singleton Heights



**TOTAL: 107 m<sup>2</sup>**  
**FLOOR 1: 107 m<sup>2</sup>**  
**EXCLUDED AREAS: SUNROOM: 32 m<sup>2</sup>, VERANDAH: 2 m<sup>2</sup>, ALFRESCO AREA: 48 m<sup>2</sup>, PATIO: 94 m<sup>2</sup>, SHED: 10 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>**

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